

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
DECEMBER 14, 2017 5:30 P.M.
LAKEWOOD CITY HALL
AUDITORIUM
(Recording Available)

1. Roll Call

Board Members

Bryan Evans, Vice Chairman
Amy Haney
David Robar, Chairman
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Michael Molinski, Building Commissioner, City Architect
Bryce Sylvester, Planning and Development Director

2. Approve the minutes of the November 9, 2017 meeting

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the minutes of the November 9, 2017 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks.

Items 16 and 19 were Summary Approved at the pre-review meeting on December 7, 2017.
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SUMMARY APPROVED

SIGN REVIEW

16. **Docket No. 12-103-17**

**14861 Detroit Avenue
Marc's**

- Approve
- Deny
- Defer

Mike Bizjak
Cicogna Electric & Sign Co.
4330 N. Bend Road
Ashtabula, Ohio 44004

Applicant proposes the installation of two non-illuminated department signs. (Page 79)

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request. All of the members voting yea, the motion passed.

19. **Docket No. 12-106-17**

**15422 Detroit Avenue
Roundstone Management, Ltd.**

- Approve
- Deny
- Defer

Timothy P. Whitford, Esq.
Roundstone Management, Ltd.
15422 Detroit Avenue
Lakewood, Ohio 44107

Applicant proposes replacement of "15422" with "ROUNDSTONE" using the same materials. (Page 98)

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request. All of the members voting yea, the motion passed.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE the request with the following stipulations:**

- **Use the same siding style in the porch gable as is used for the rest of the house, and**
- **Return to BBS for railing height variance.**

All of the members voting yea, the motion passed.

10. **Docket No. ~~12-1087-17~~ 12-108-17** **R** **2107 Robin Street**

- | | |
|----------------------------------|------------------------|
| <input type="checkbox"/> Approve | Brett Dawson |
| <input type="checkbox"/> Deny | Payne & Payne Builders |
| <input type="checkbox"/> Defer | 10750 Mayfield Road |
| | Chardon, Ohio 44024 |

Applicant proposes the construction of a new residential home on vacant lot. (Page 122)

Mike Kato, Payne & Payne Builders, architect was present to explain the request.

The Board members asked for additional details about colors, porch railings. Discussion ensued about the necessity for railings. The members liked the design.

Public comment was closed. City administration supported the proposal.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE the request with the following stipulation:**

- **Replace the wider horizontal porch railings with thinner ones.**

All of the members voting yea, the motion passed.

11. **Docket No. 12-98-17** **C** **2035 Quail Street**
Birdtown Brewery

- | | |
|----------------------------------|----------------------|
| <input type="checkbox"/> Approve | Greg Ernst |
| <input type="checkbox"/> Deny | AoDK Inc. |
| <input type="checkbox"/> Defer | 17306 Madison Avenue |
| | Lakewood, Ohio 44107 |

Applicant proposes a new 1,500 sf outdoor patio. (Page 41)

Tom Leneghan, Birdtown Brewery, and Greg Ernst, AoDK Inc., applicant were present to explain the request.

Mr. Harnocz recommended that Birdtown Brewery seek Planning Commission approval for outdoor dining prior to moving forward, since the drawings as presented appear not to be compliant with parts of the outdoor dining regulation.

Public comment was closed. City administration supported the proposal based on its design.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE the request with the following stipulation:**

- **Approval by the Planning Commission for outdoor dining.**

All of the members voting yea, the motion passed.

12. **Docket No. 12-99-17** **C** **18001 Detroit Avenue**
St. Peter's Episcopal Church

- | | |
|----------------------------------|------------------------------|
| <input type="checkbox"/> Approve | Chris Auvil |
| <input type="checkbox"/> Deny | Marous Brothers Construction |
| <input type="checkbox"/> Defer | 1702 Joseph Lloyd Parkway |
| | Willoughby, Ohio 44094 |

Applicant proposes the addition to an existing church. (Page 46)

Chris Auvil, Marous Brothers Construction, applicant was present to explain the request.

Board members asked about colors, materials, gutter system; they liked the modifications made since the pre-review meeting. However they did not like the look of the dark thick walls on the south side second floor; it looked as if it was two separate structures. Nor did they like the wood in all of the wall sections on the east side but liked the idea of stone. Various options were discussed.

Public comment was taken. City administration stated they were getting close, but more work was needed. Mr. Auvil said they wanted to defer until next month.

A motion was made by Mr. Robar, seconded by Mr. Evans to **DEFER the item until the meeting on January 11, 2018**. All of the members voting yea, the motion passed.

13.	Docket No. 12-100-17	C	11906 Madison Avenue Infleursion, LLC
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Craig M. Dixon Dixon Architects 29354 Hummingbird Circle Westlake, Ohio 44145

Applicant proposes modifications to an existing building for a new business. (Page 66)

Dvora Nelson, owner, Craig Dixon, Dixon Architects, and Lenny Berry (sp), owner, were present to explain the request.

The Board members did not approve of the stone or the blank wall. City administration stated the current form of the building was more appropriate. The Board members preferred a flat roof.

Public comment was closed. City administration offered examples of what was acceptable, along with suggested materials.

A motion was made by Mr. Robar, seconded by Mr. Evans to **DEFER the item until the meeting on January 11, 2018**. All of the members voting yea, the motion passed.

14.	Docket No. 12-101-17	C	13427 Madison Avenue Euro Gyro
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		Stephen Suhayda 8787 Treetop Trail Broadview Heights, Ohio 44147

Applicant proposes modifications the west façade for outdoor dining. (Page 73)

Stephen Suhayda, architect was present to explain the request.

The Board members asked if the door and windows height would be the same, maybe add a transom above the door, or perhaps making it a storefront.

Public comment was closed. City administration asked for discussion about the railing, extending the patio to the north edge of the building, and spacing of the tables. Planning Commission approval is needed for outdoor dining.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE the request with the following stipulations:**

- **There is Planning Commission approval for outdoor dining,**

The Board members discussed position of the lettering in relationship to the windows. City administration asked about the dimensions of the lettering. The dimensioned drawing and the rendering appeared to be at different scales. The letter size depicted in the rendering is more appropriate for this position on the building.

A motion was made by Mr. Robar, seconded by Mr. Evans to **APPROVE** the request with the following stipulation:

- **The letter sizes match the dimensions in the rendering.**

All of the members voting yea, the motion passed.

Mr. Robar thanked Mr. Evans on behalf of the Board for his five years of service. Mr. Sylvester spoke on behalf of the administration and thanked Mr. Evans for his dedication and hard work.

ADJOURN

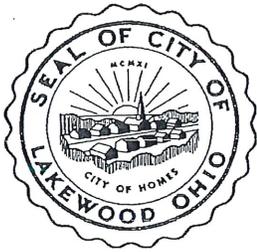
A motion was made by Mr. Evans, seconded by Mr. Robar to **ADJOURN** the meeting at 8:21 p.m. All of the members voting yea, the meeting adjourned.

David Robar

Signature

1-11-18

Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. TOM LENECHAN
- 2. GREG ERNST
- 3. STEVE KORN
- 4. ANDREW ERKER
- 5. CHRIS GORDA
- 6. LANA FREEMAN
- 7. DANA NELSON
- 8. CHRIS DRAY
- 9. CHRIS FRANK
- 10. STEPHEN SUTHERLAND
- 11. _____

- 1. [Signature]
- 2. [Signature]
- 3. [Signature]
- 4. [Signature]
- 5. [Signature]
- 6. [Signature]
- 7. [Signature]
- 8. _____
- 9. _____
- 10. [Signature]
- 11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, December 14, 2017



Architectural Board of Review
December 14, 2017

Summary Approval:

**14861 Detroit Avenue
Marc's**



**15422 Detroit Avenue
Roundstone Insurance**





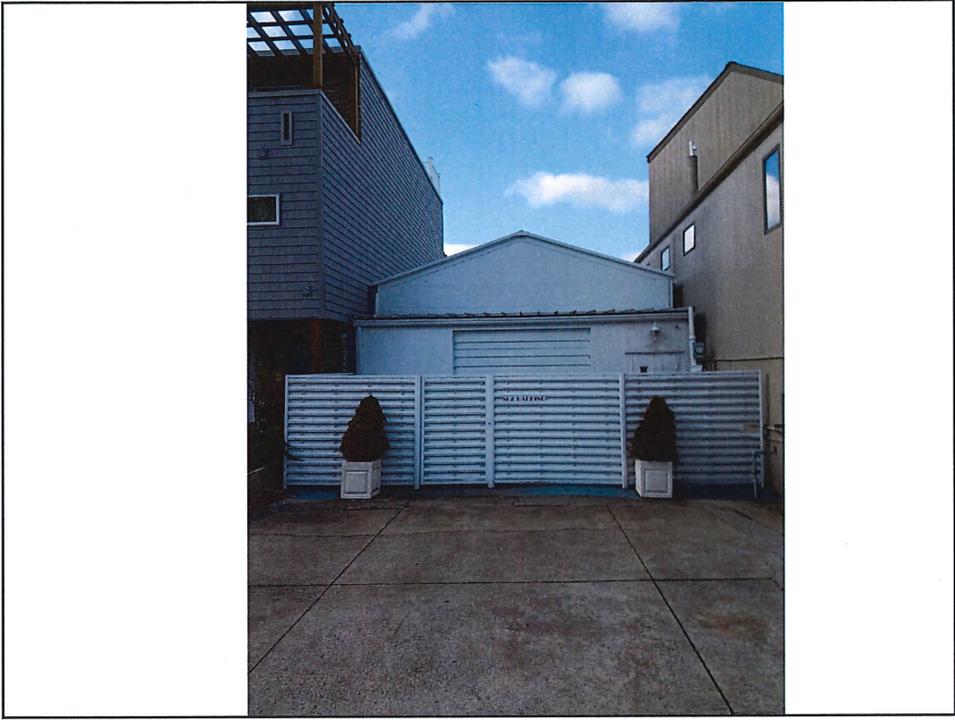
Applicant has requested to withdraw this application.
Will apply with comprehensive plan for front porch.

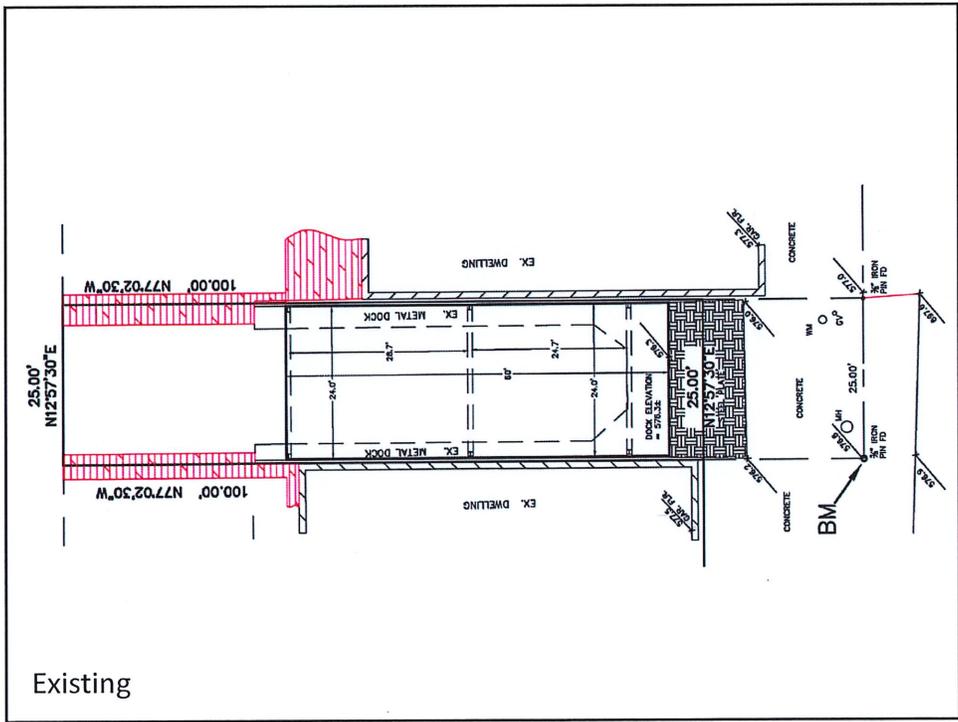


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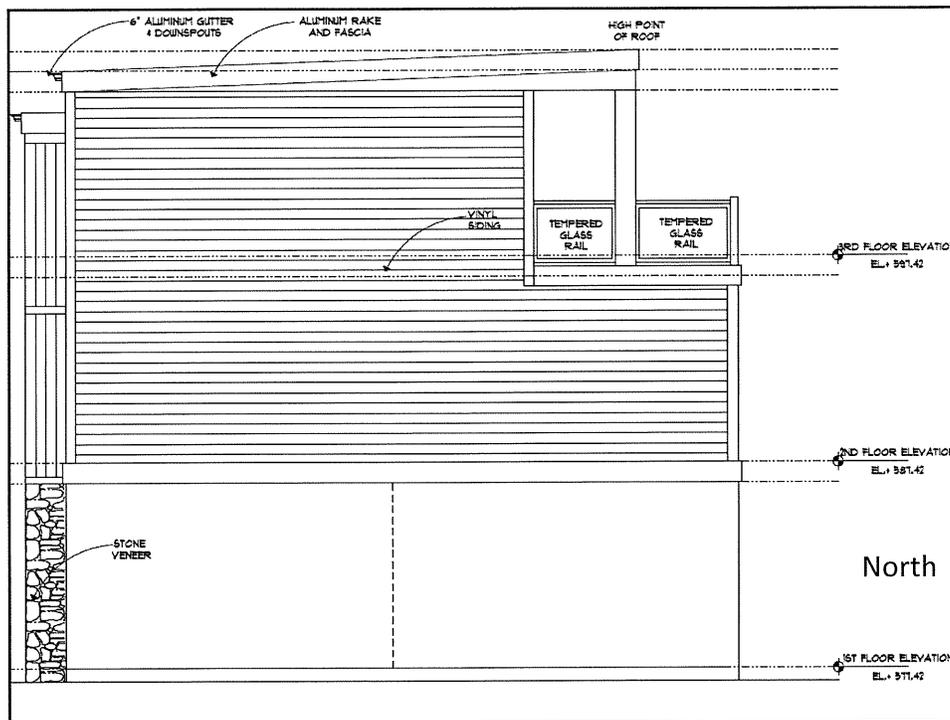
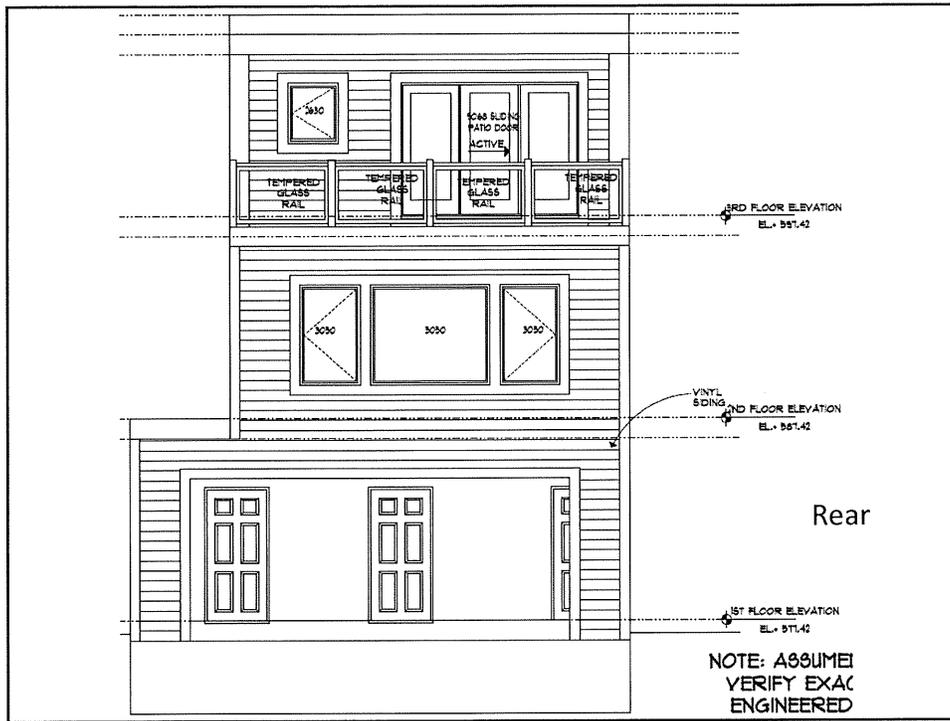


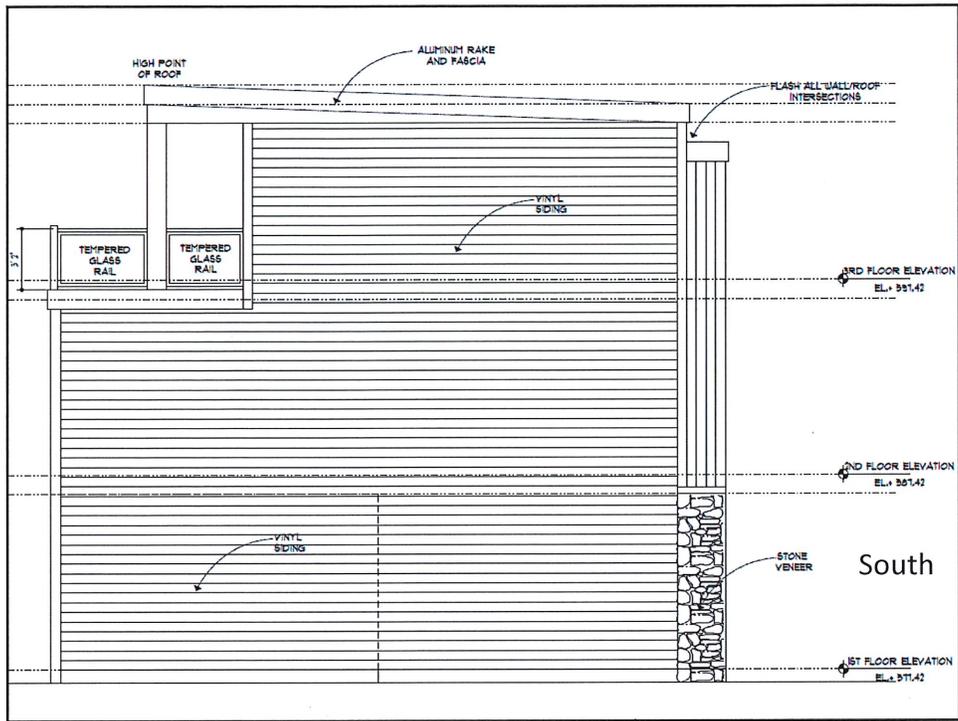
862 Beach Road





Existing



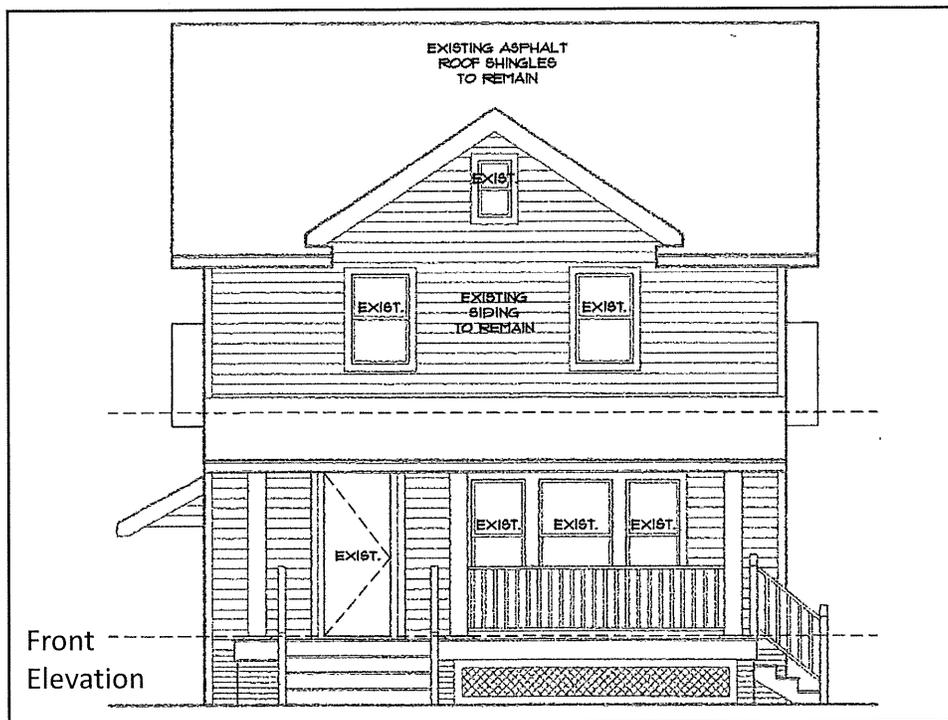
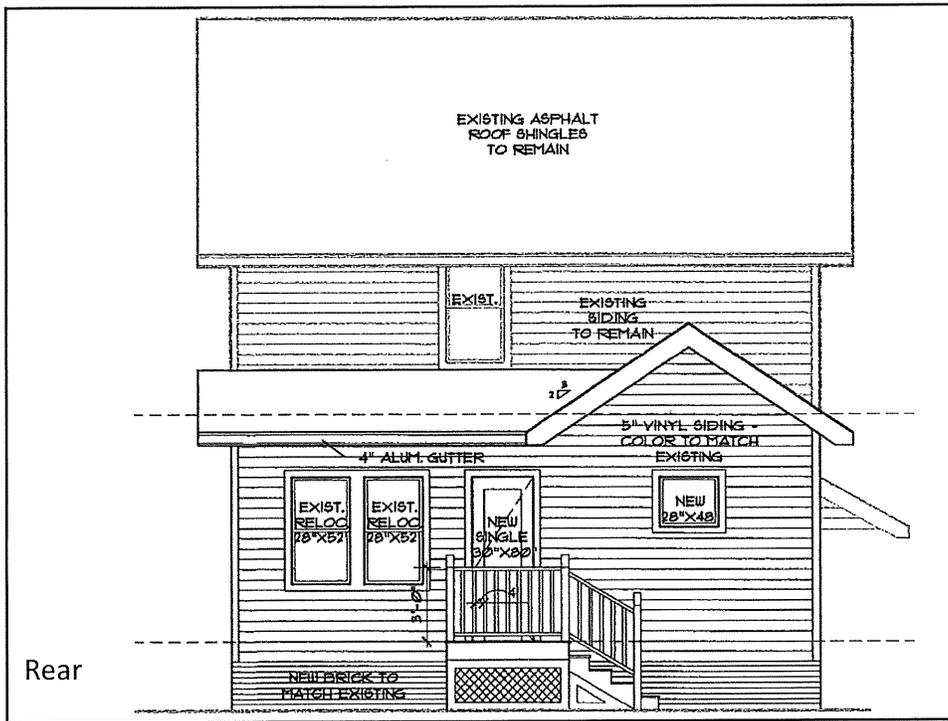


2104 Lincoln Avenue



2104 Lincoln Avenue

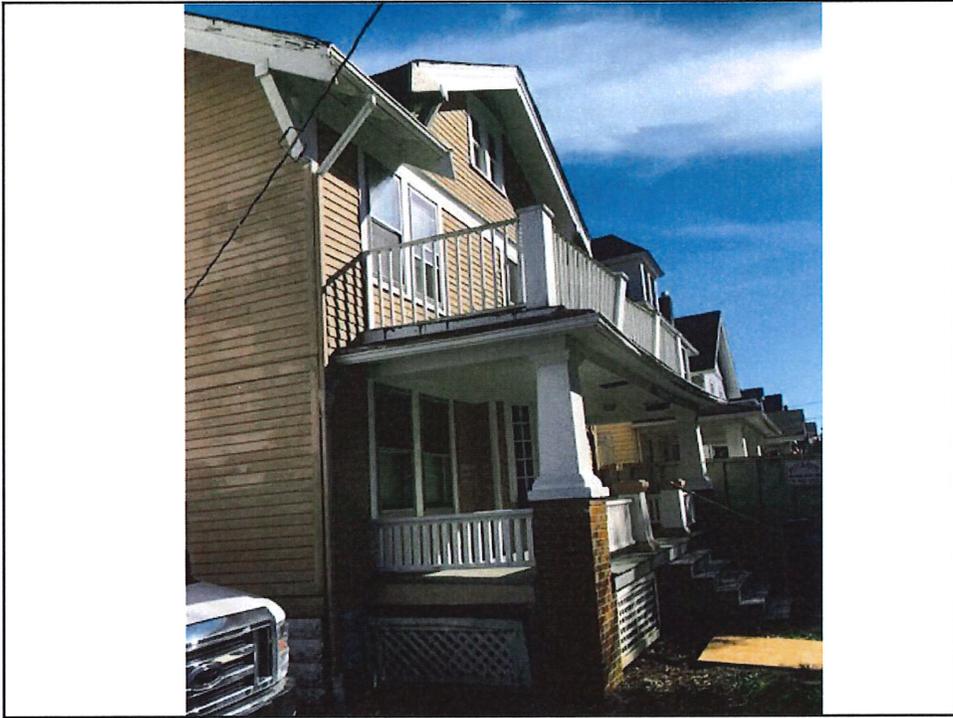


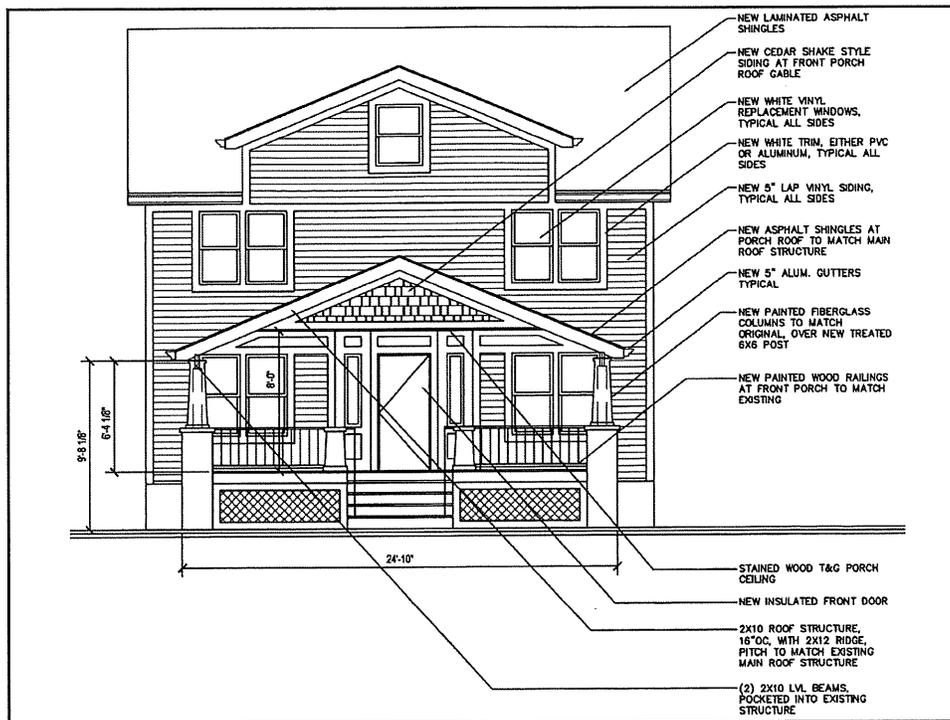
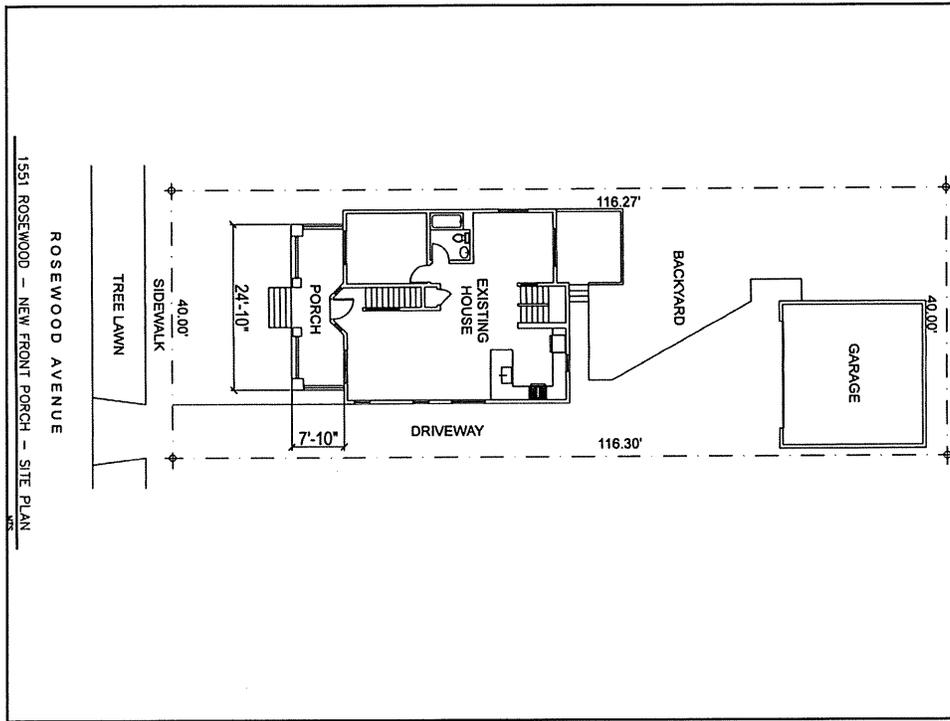




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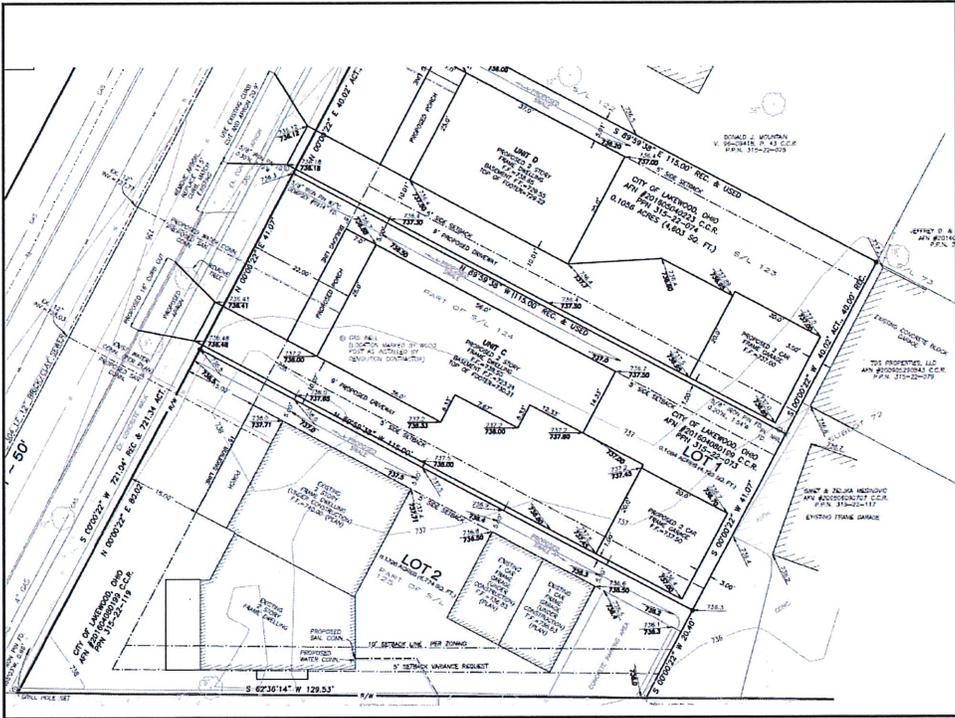


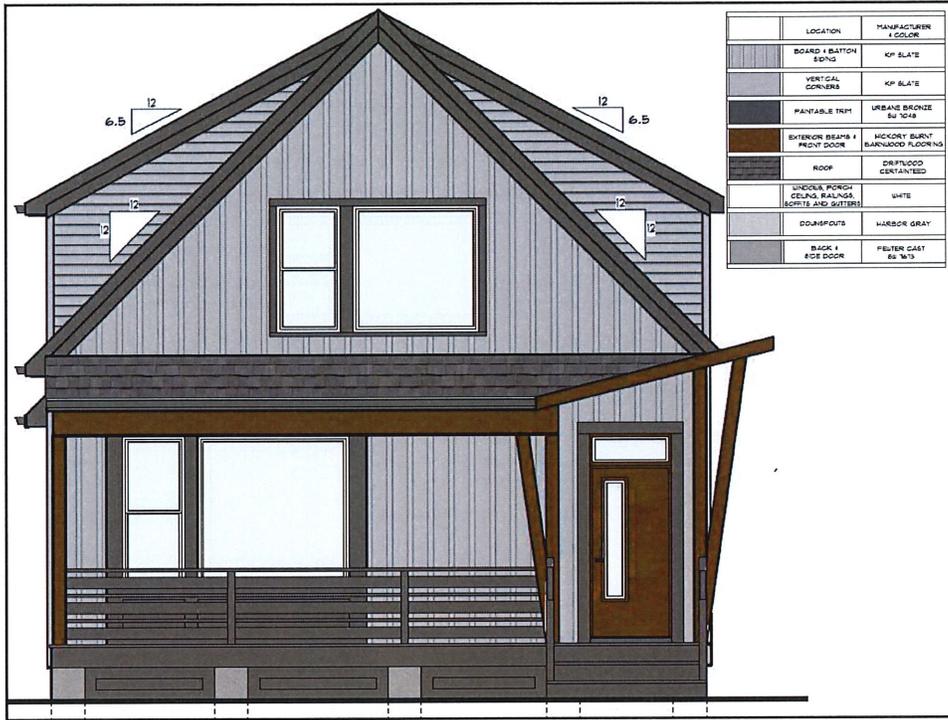




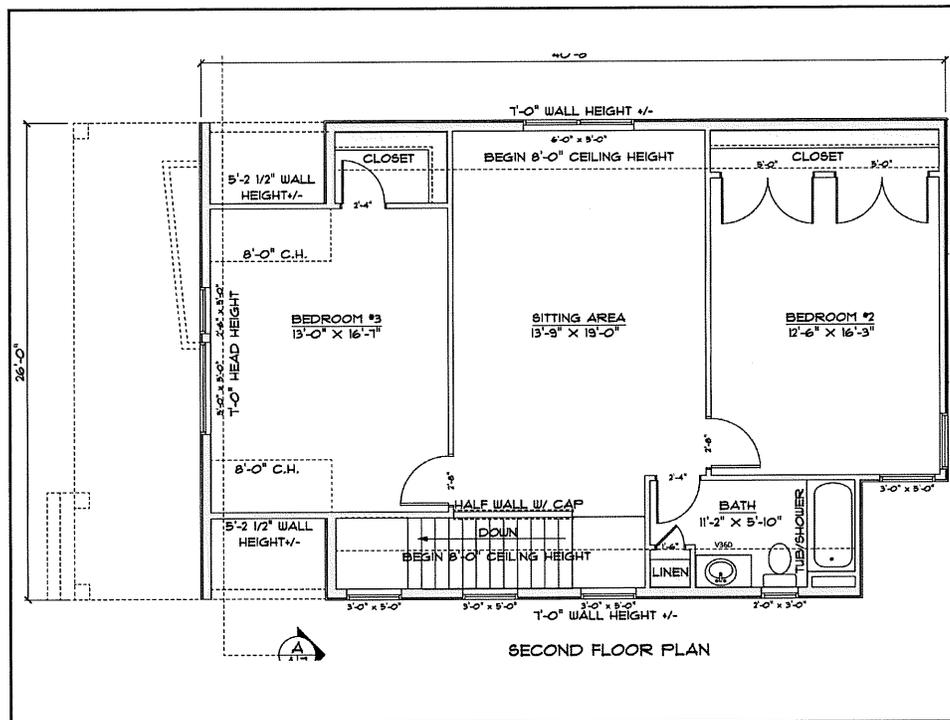
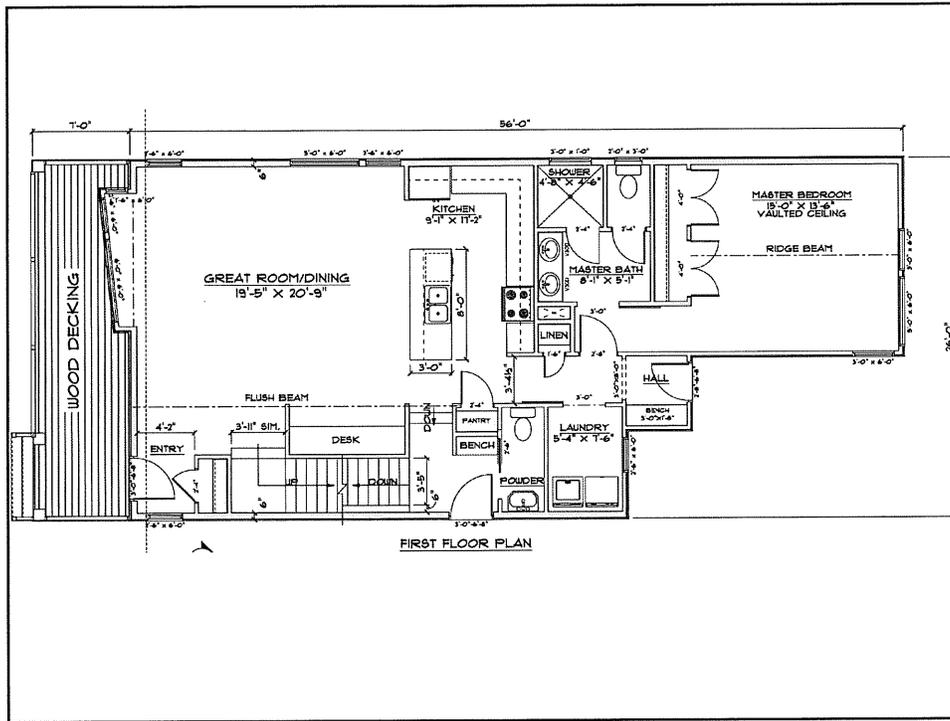


2107 Robin Street

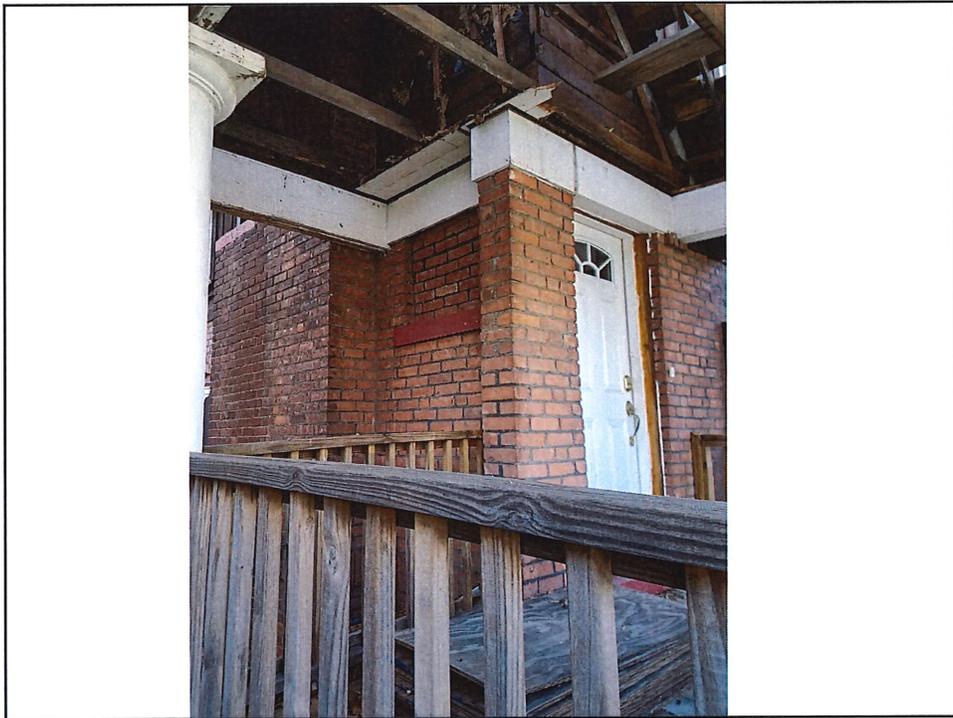


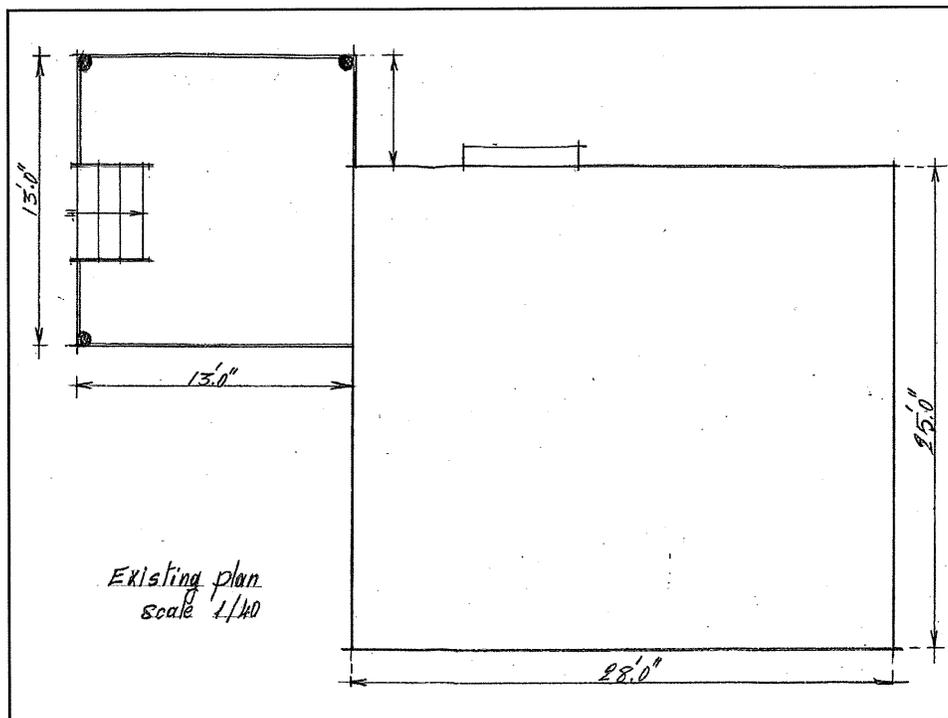
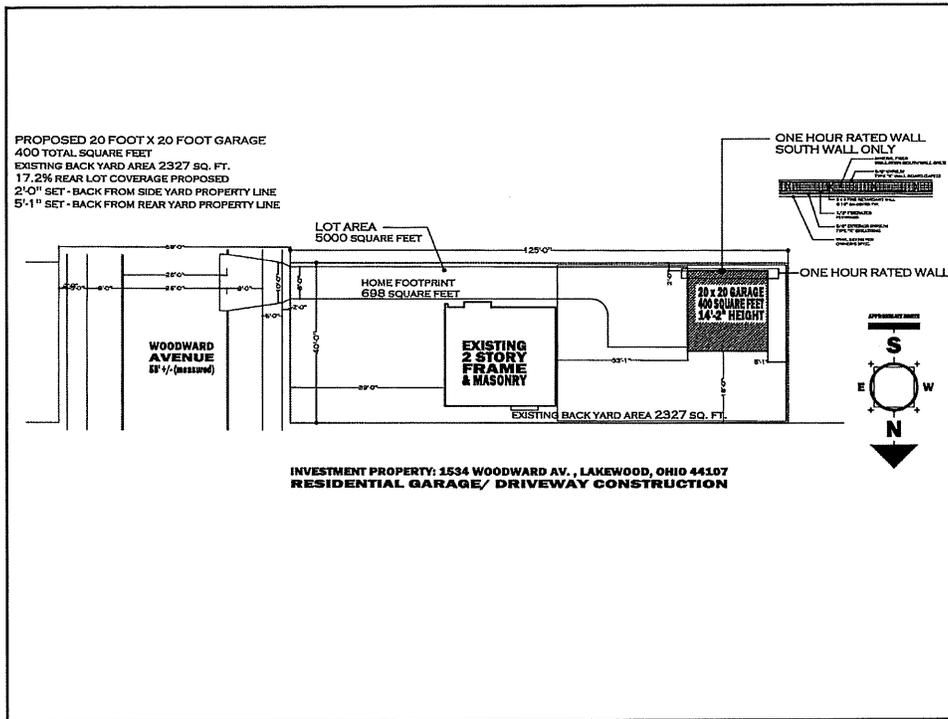


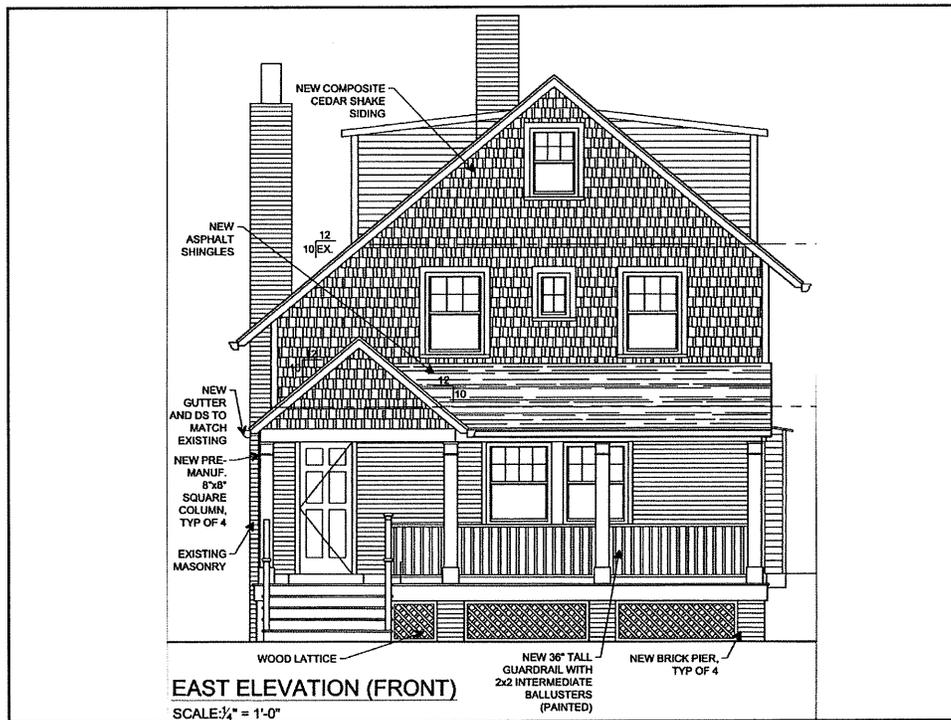
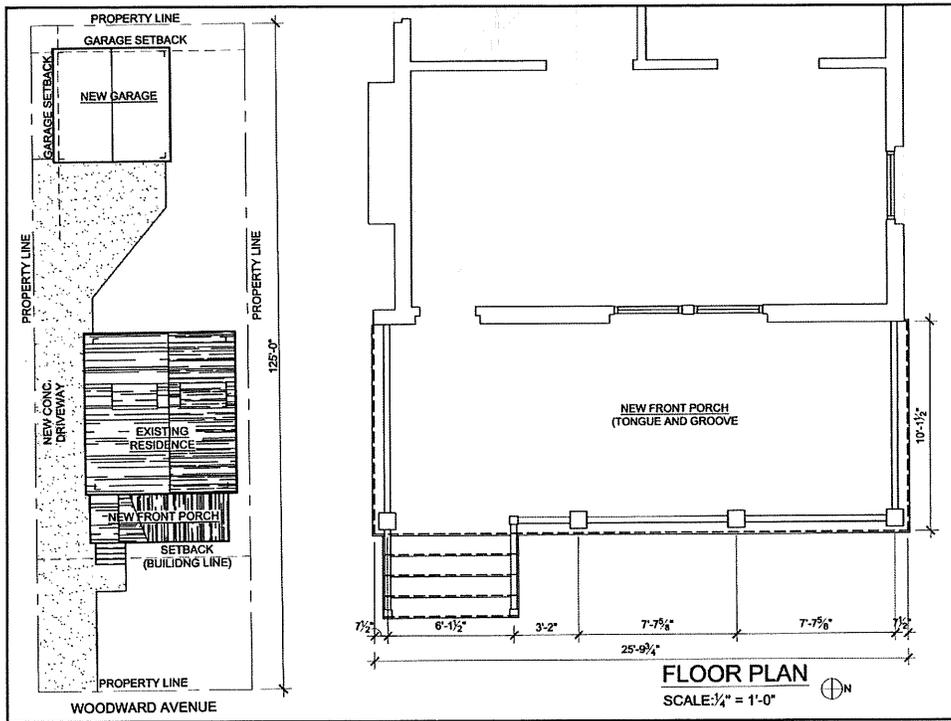


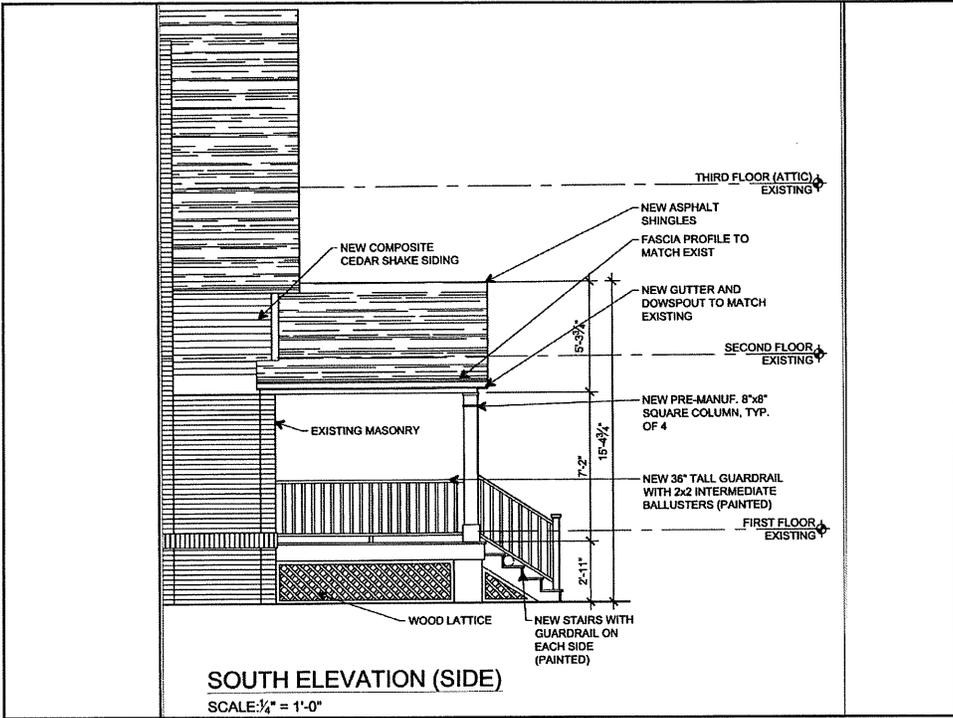
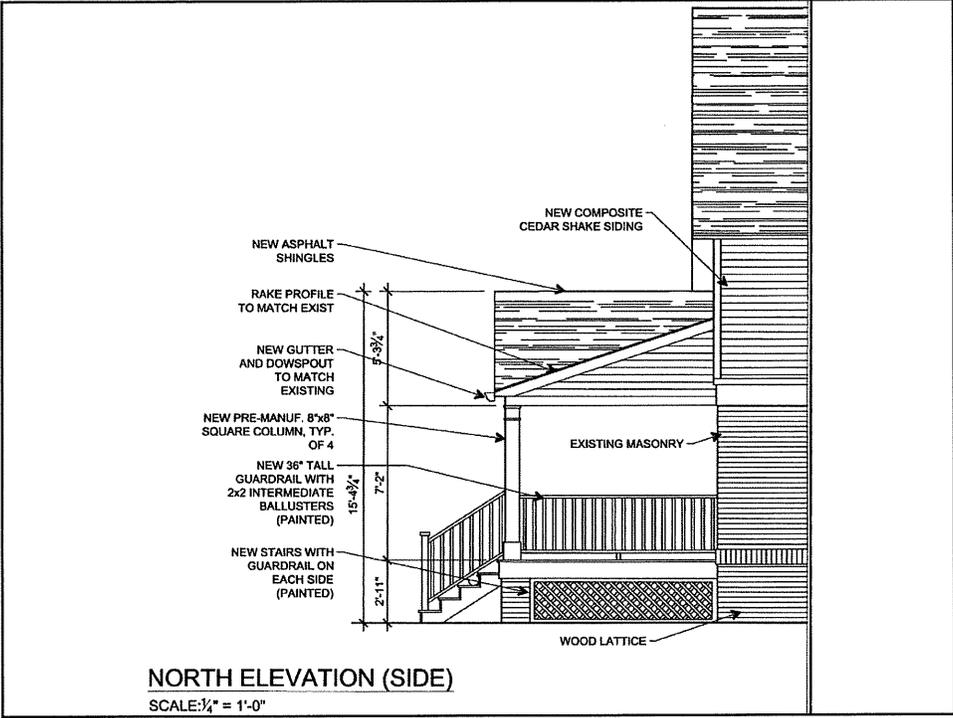


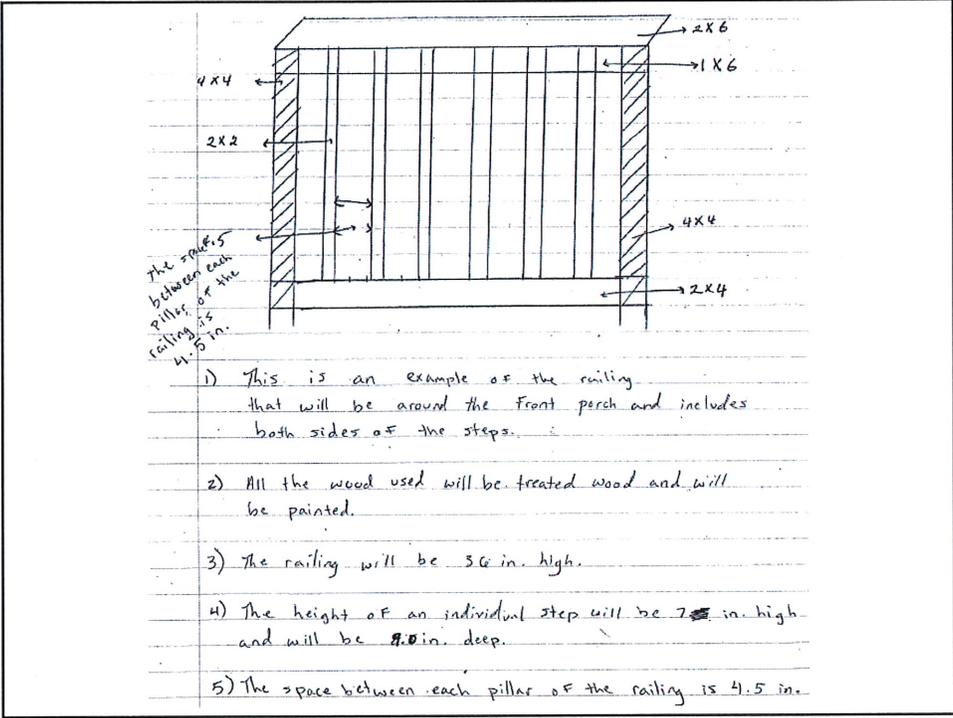












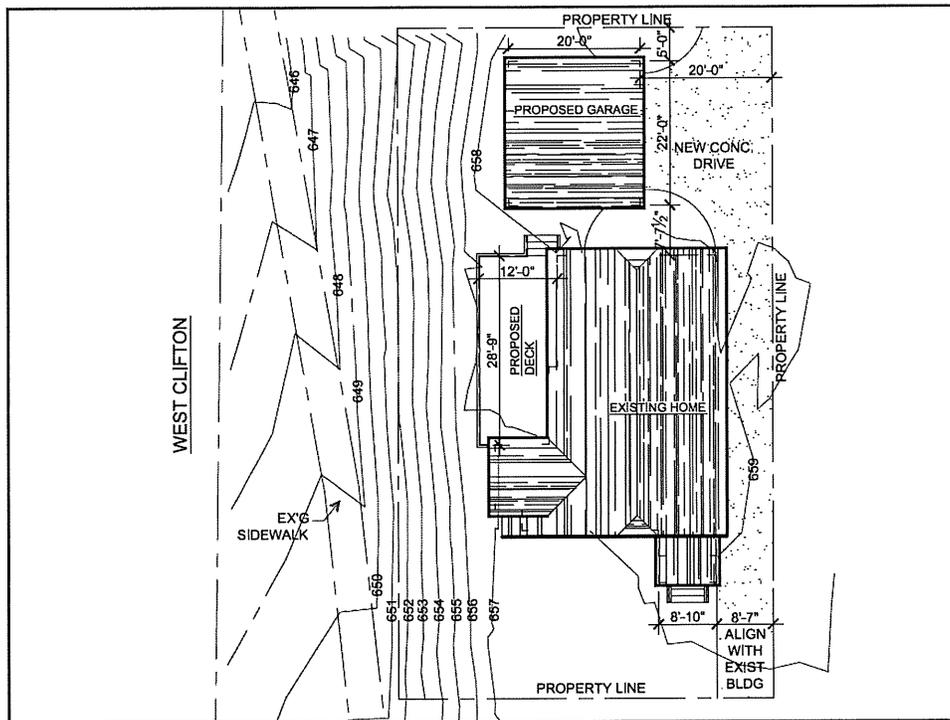
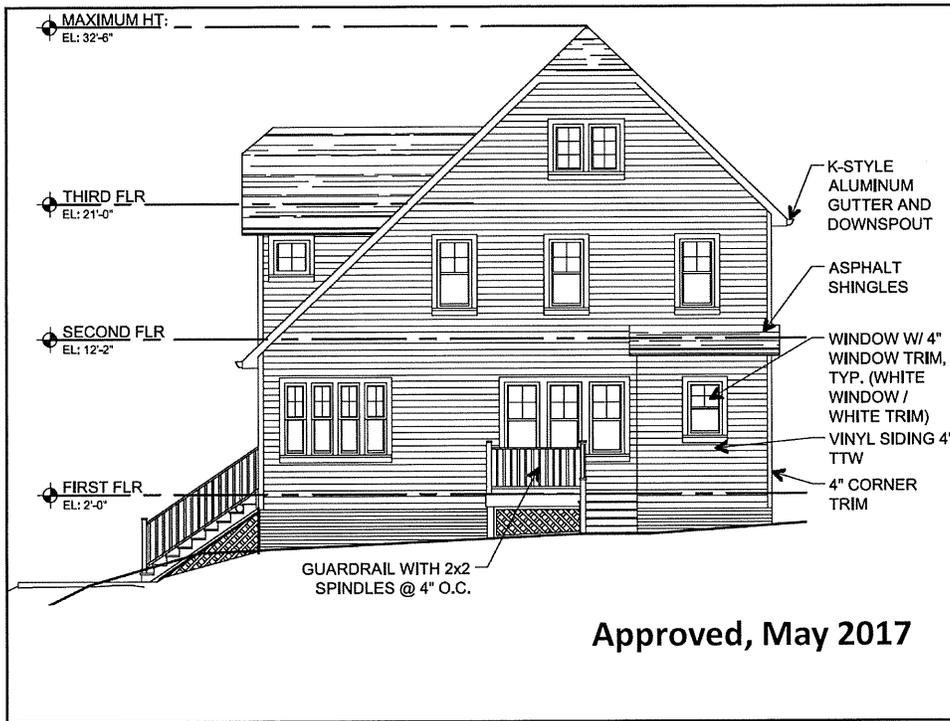
1297 West Clifton (17852 Cannon)

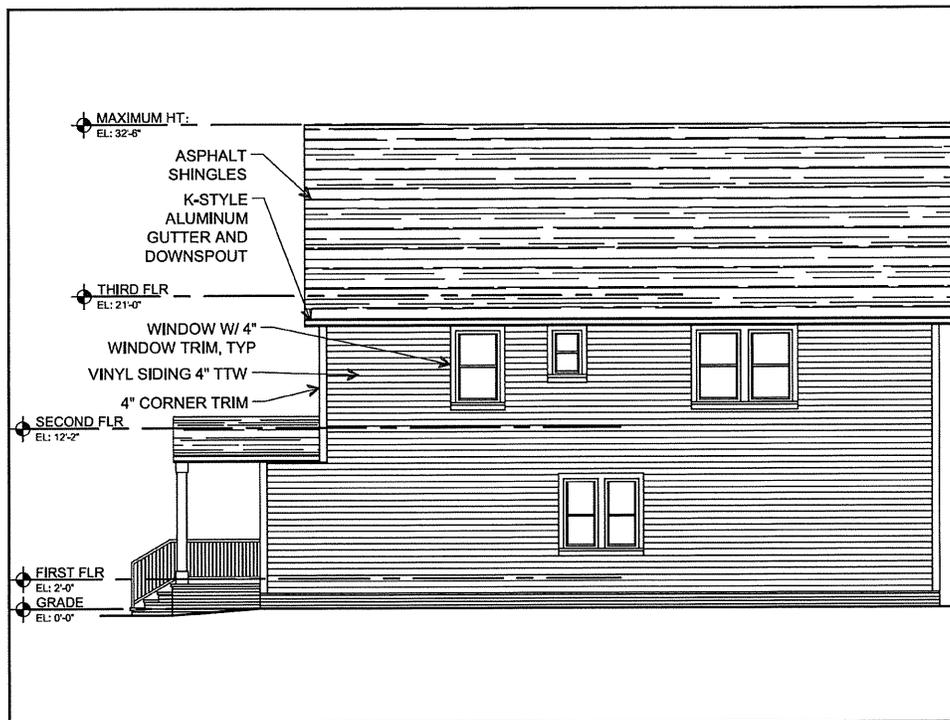
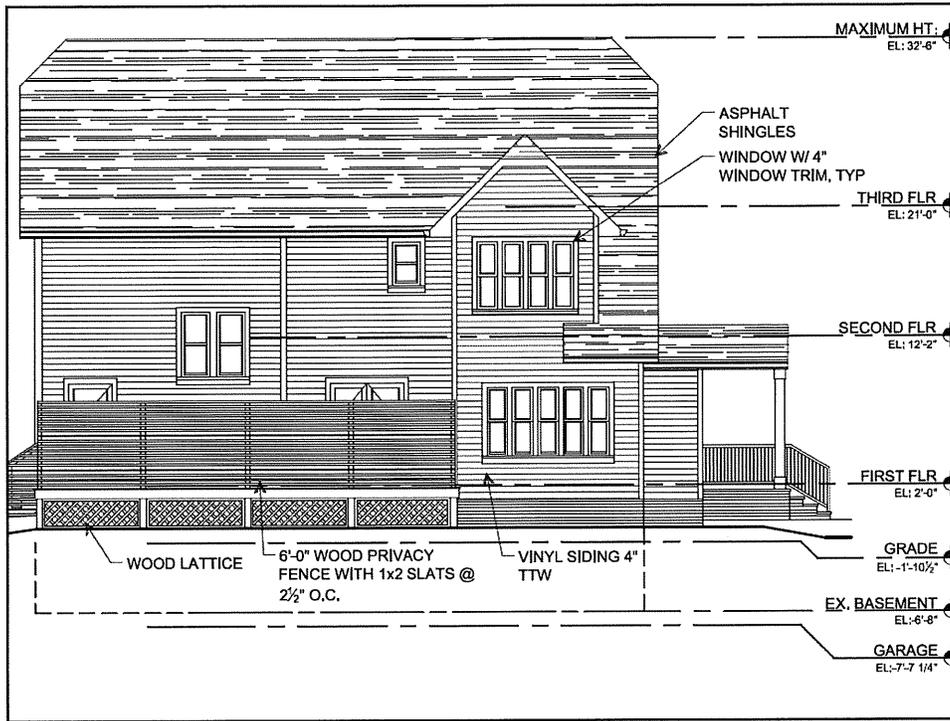


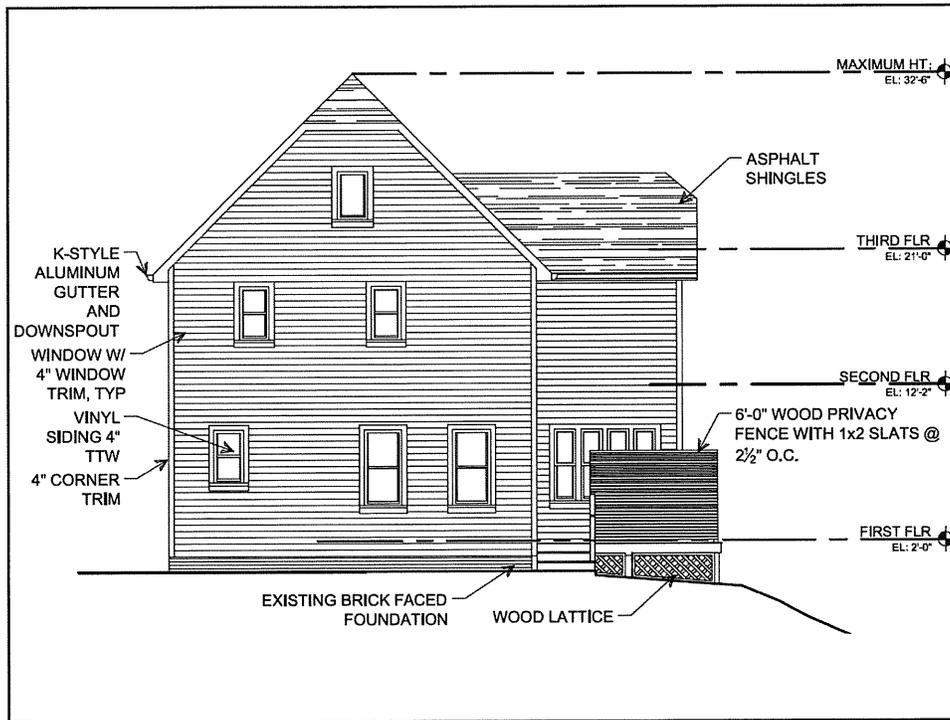
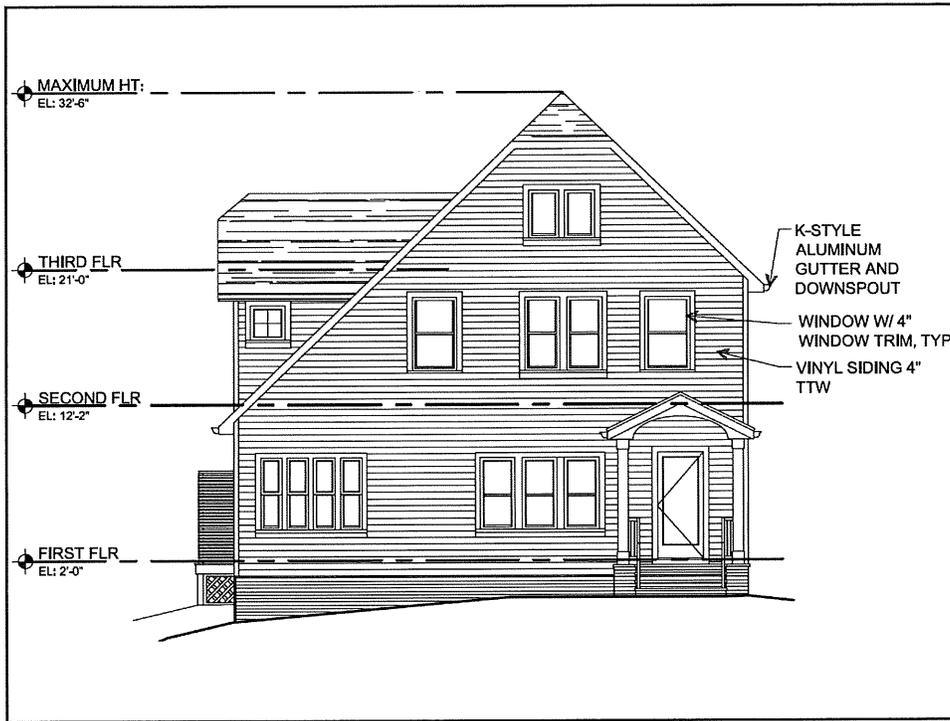


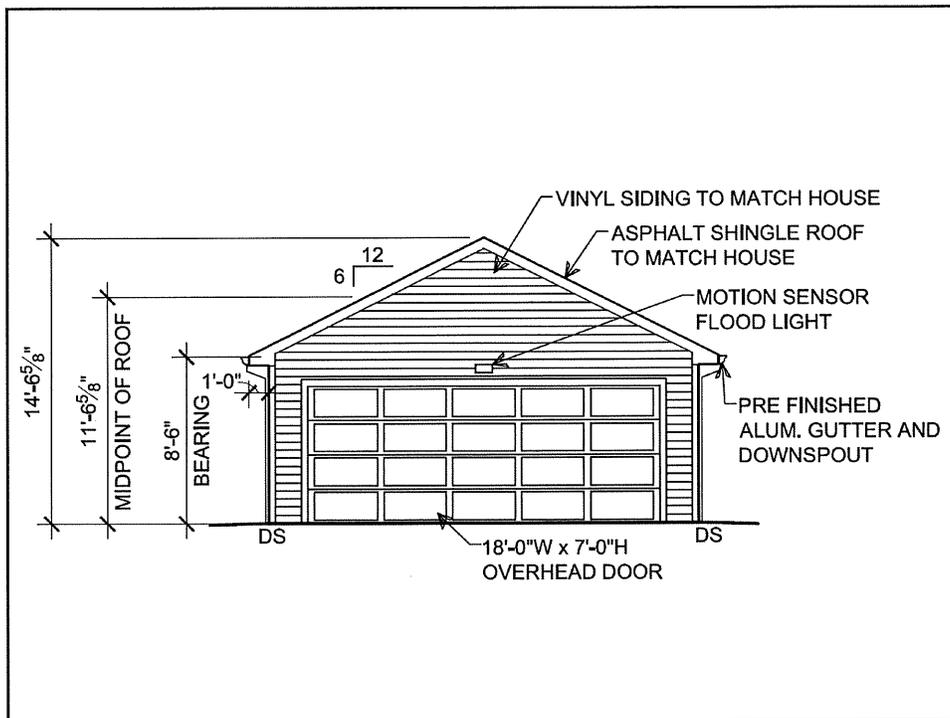
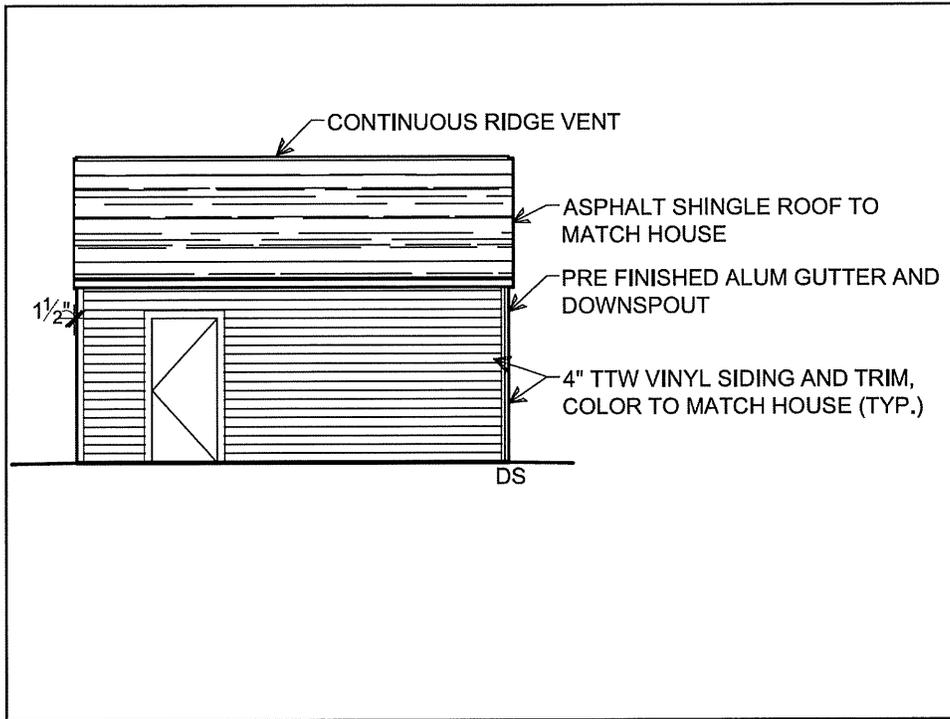


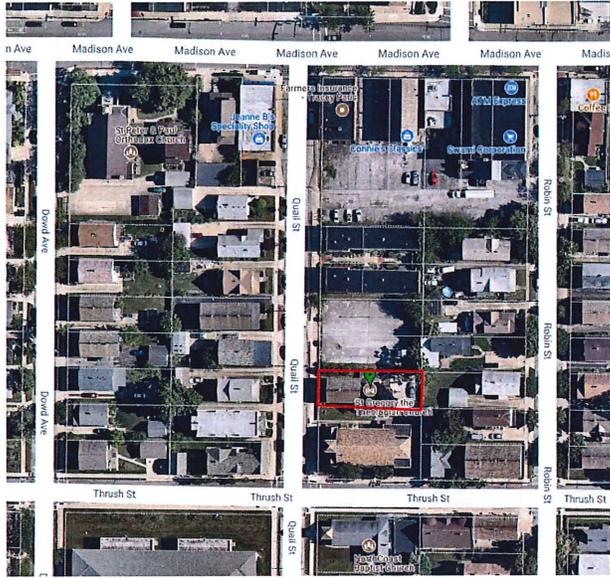
Approved, May 2017







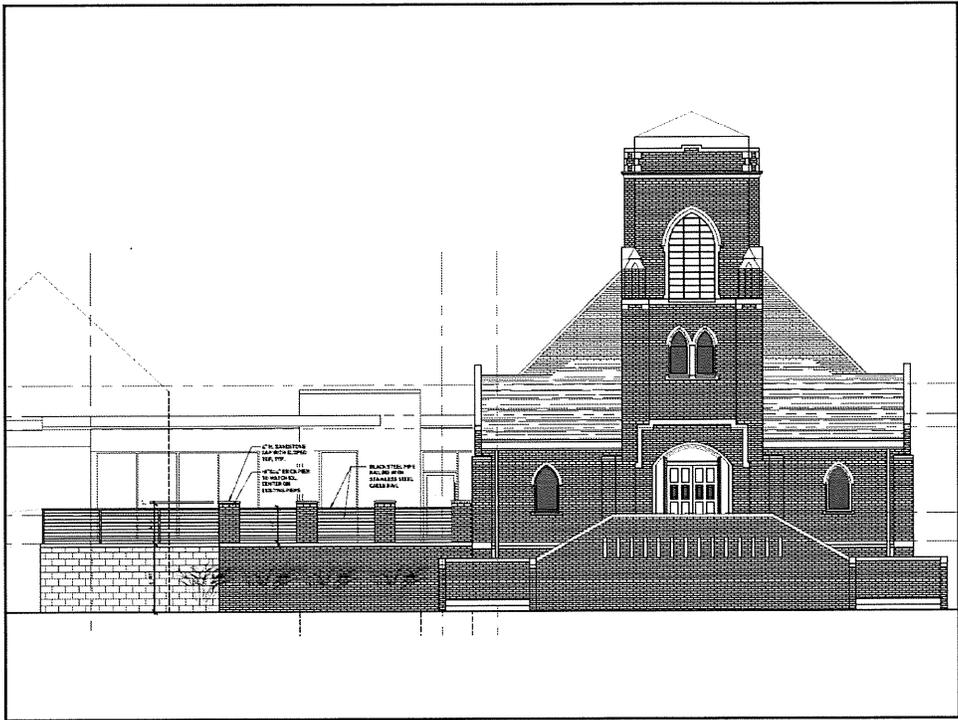
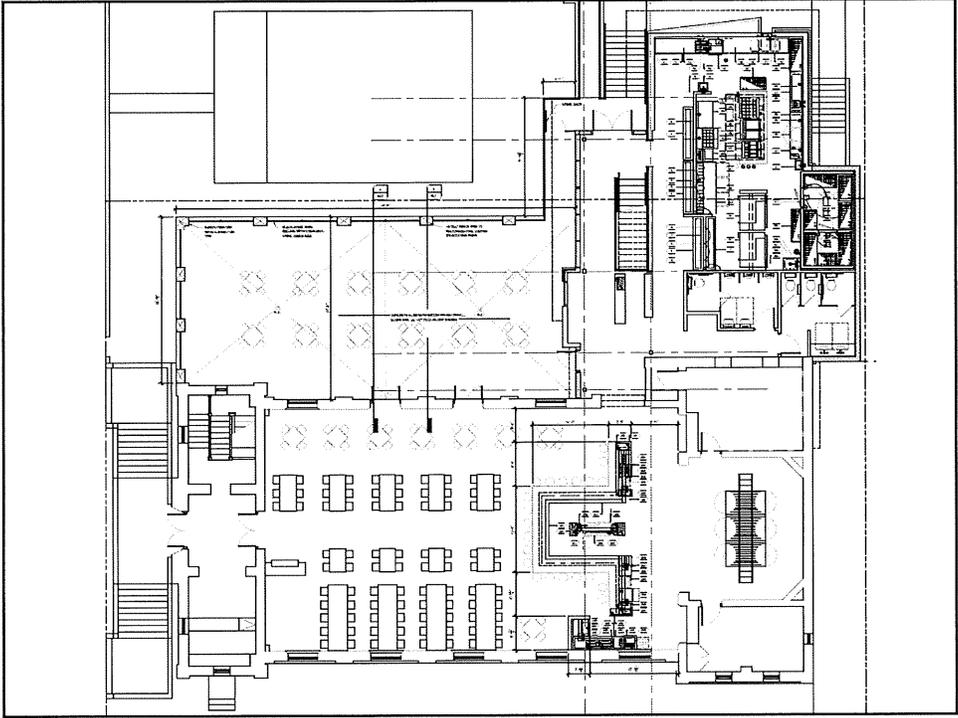


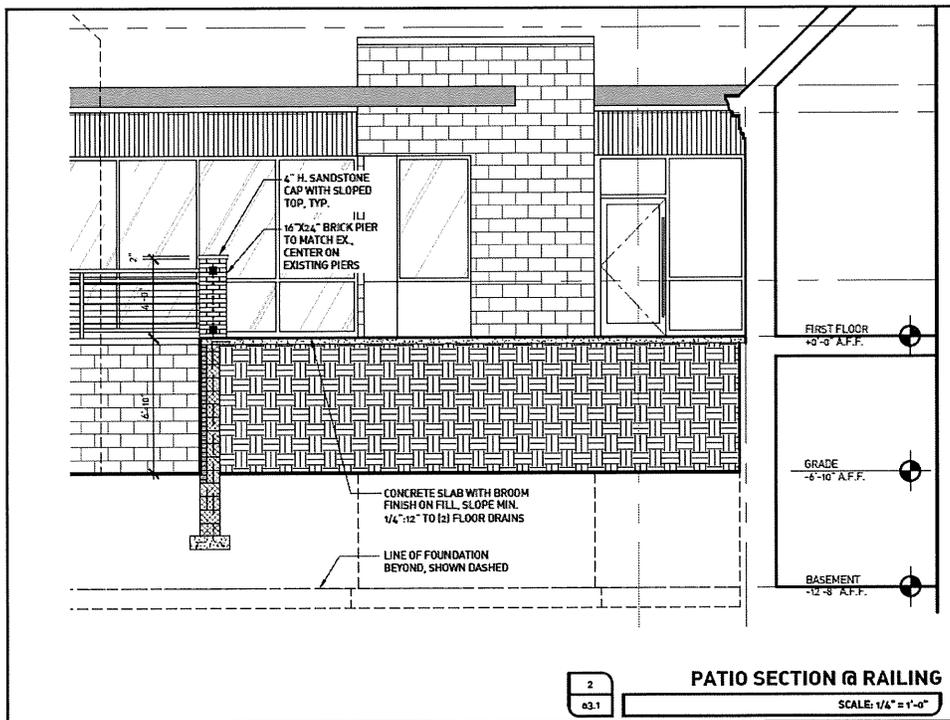
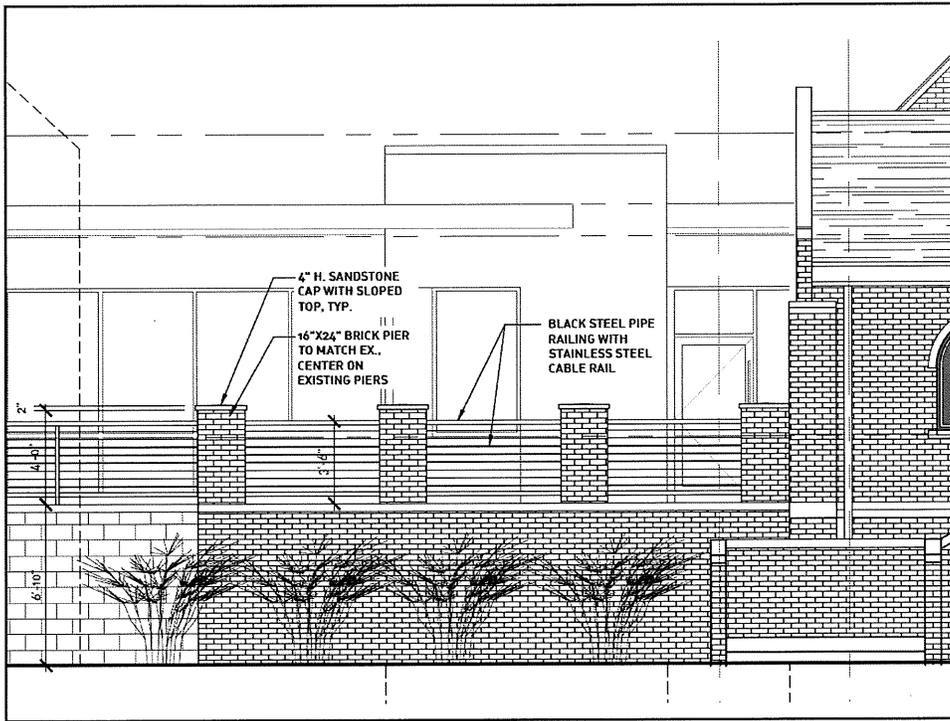


**2035 Quail Street
Birdtown Brewery**





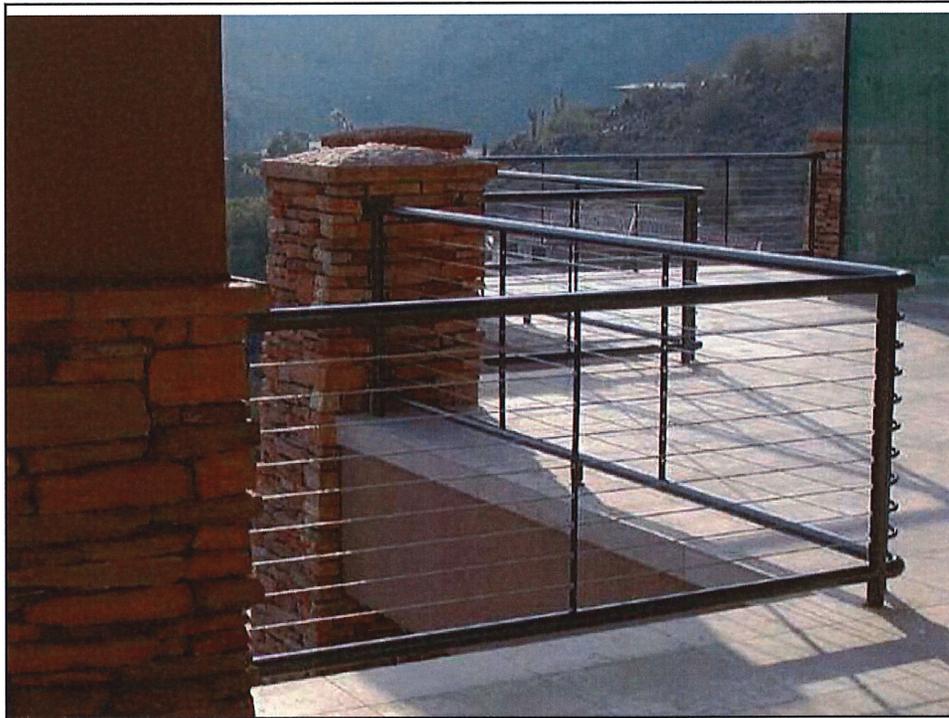
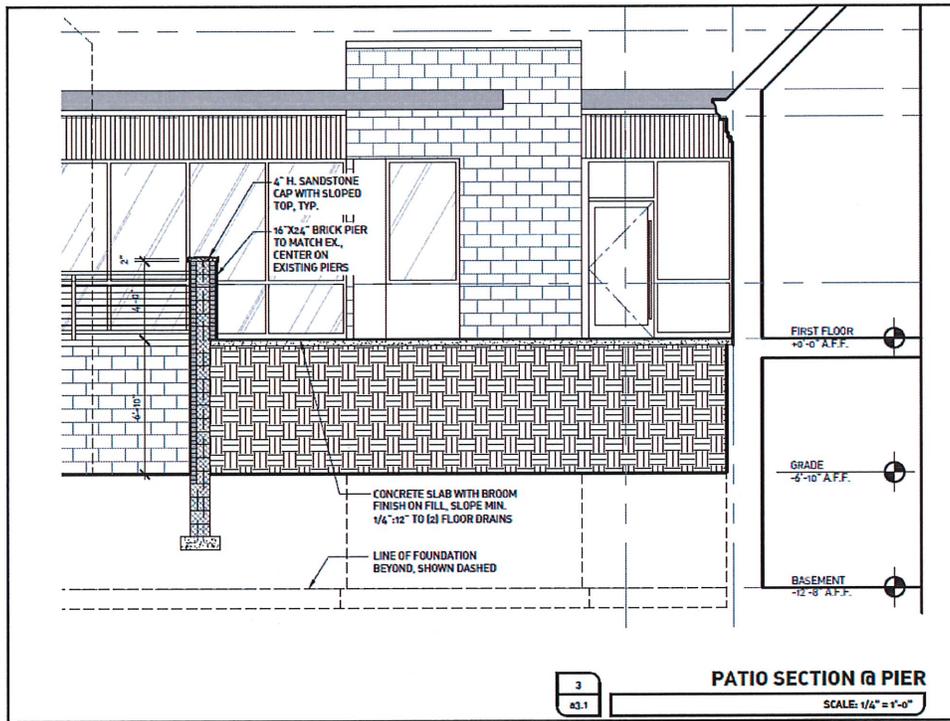


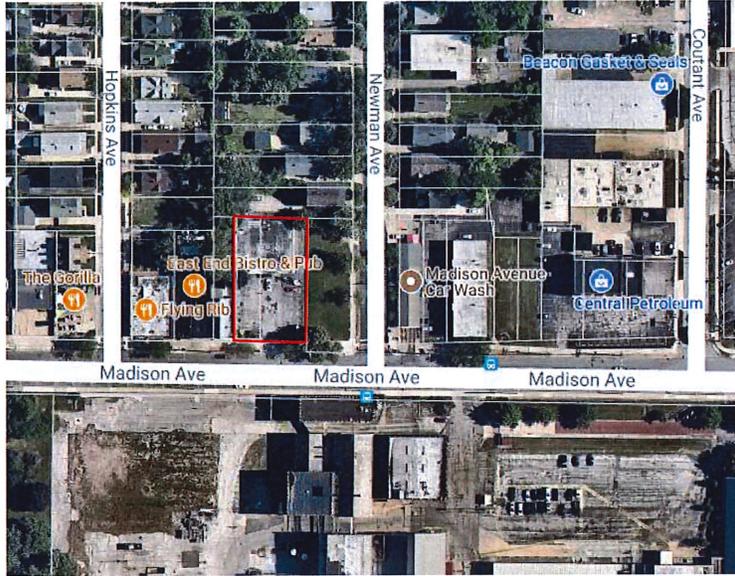


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PATIO SECTION @ RAILING

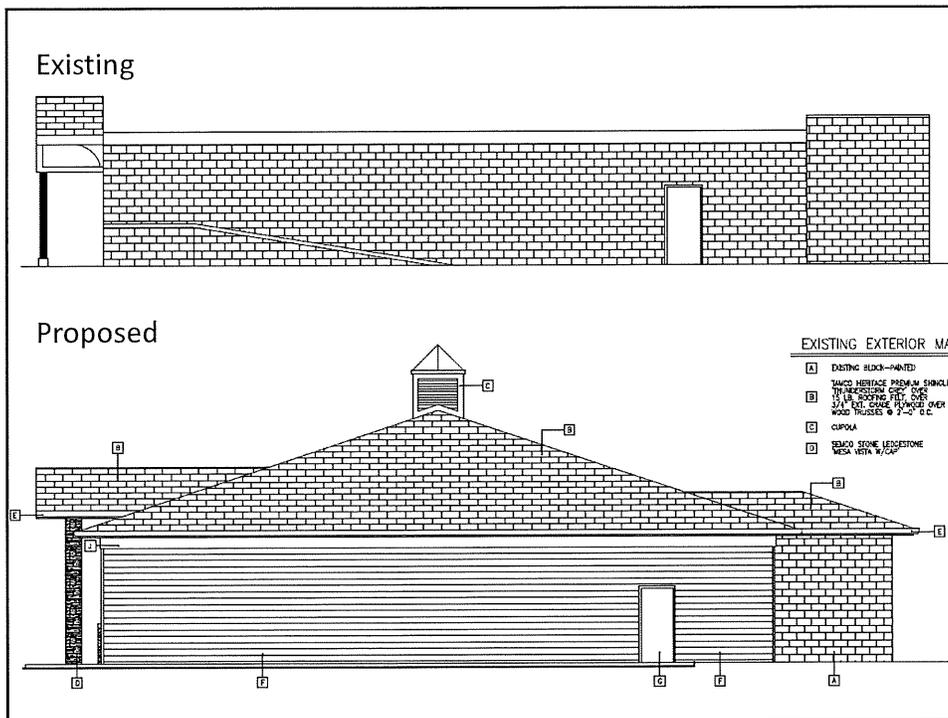
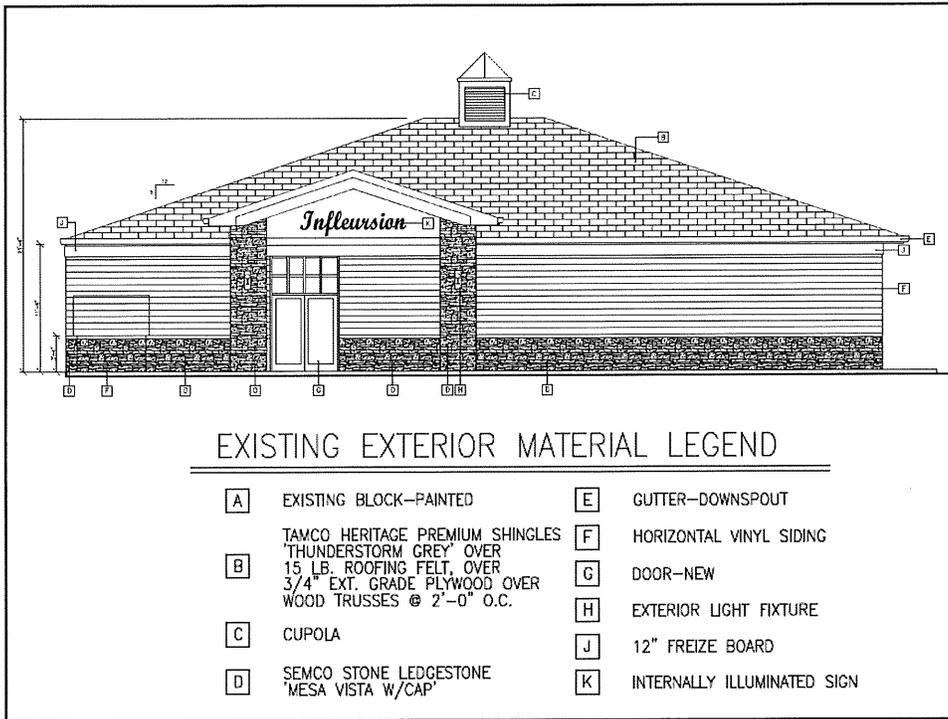
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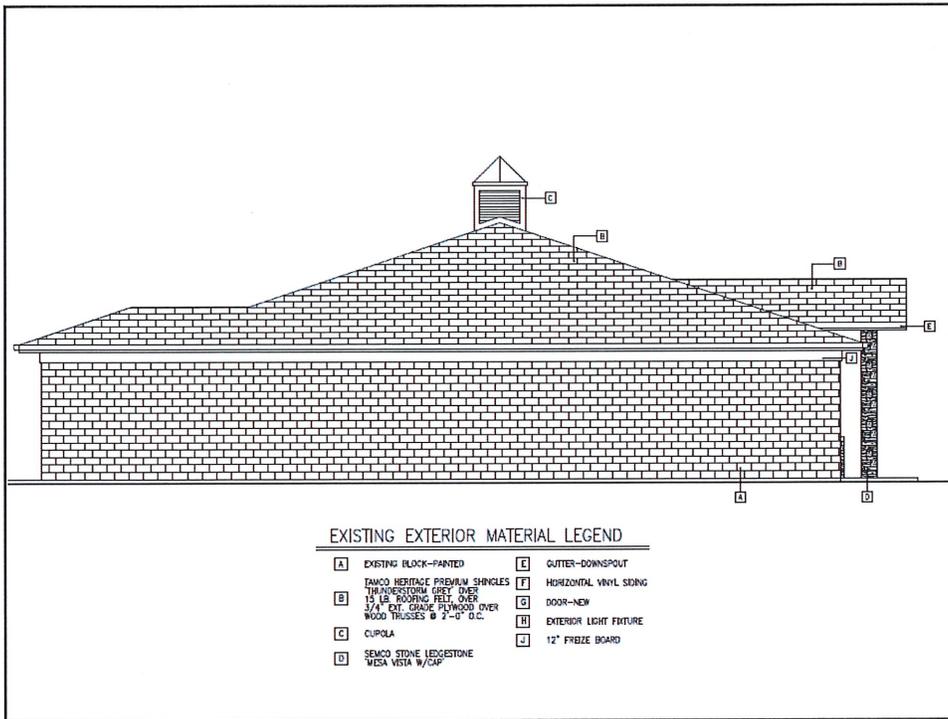


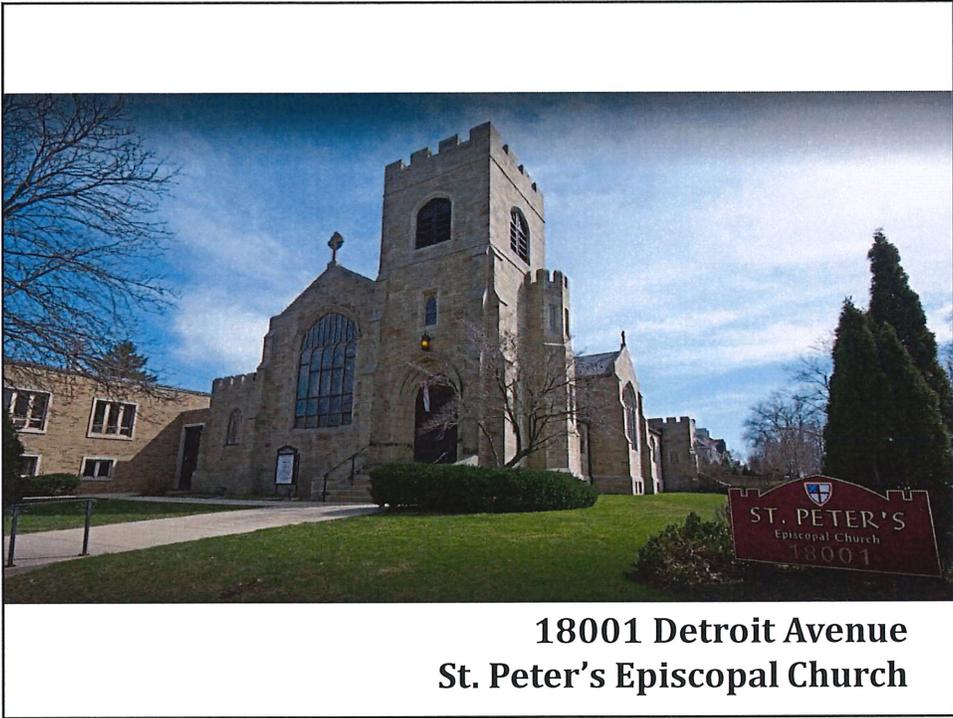


11906 Madison Avenue Infleursion









VIEW LOOKING SOUTHEAST FROM DETROIT AVE. AND WEST CLIFTON BLVD.



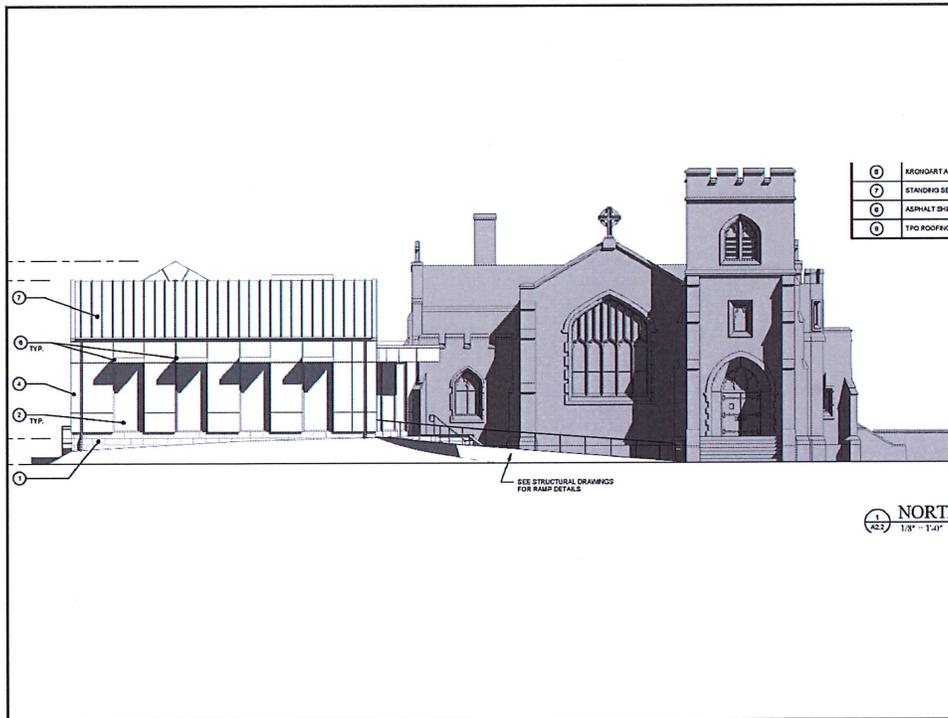
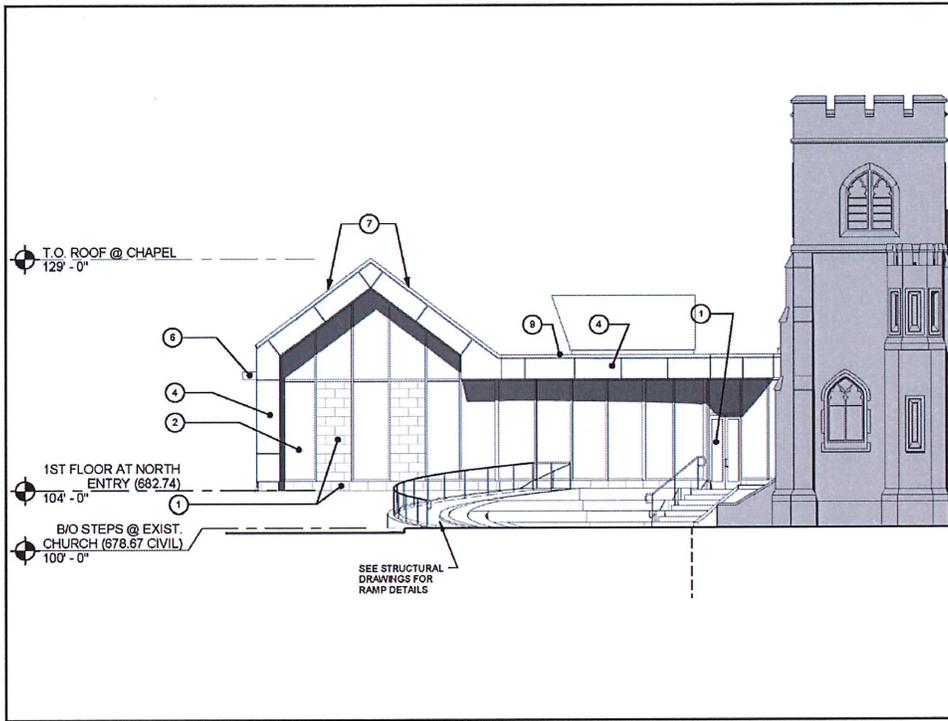
VIEW LOOKING SOUTHWEST FROM DETROIT AVENUE

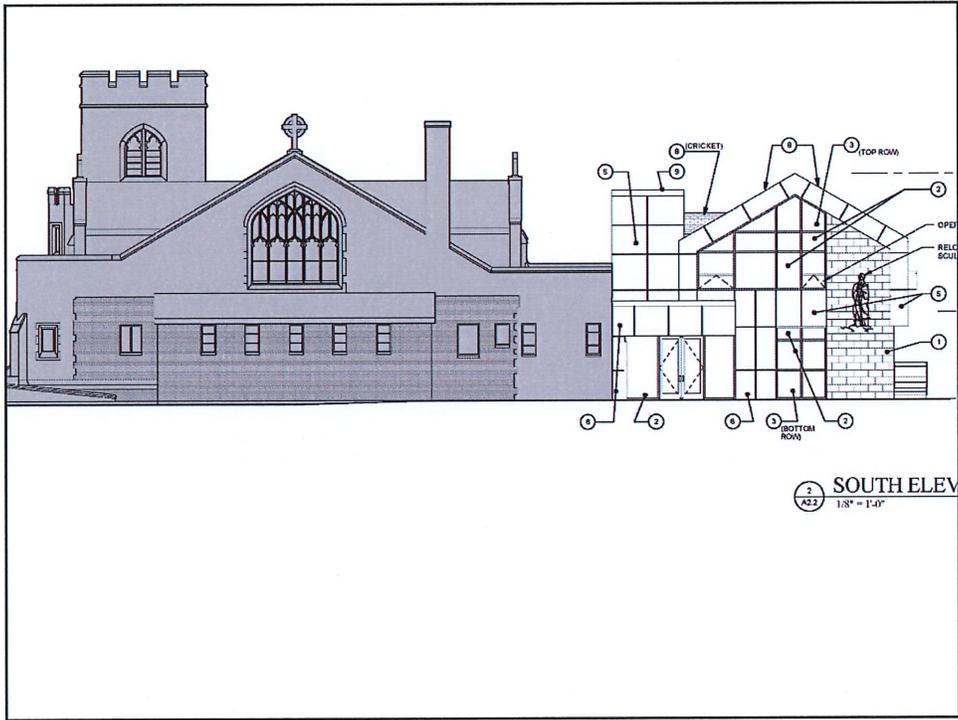
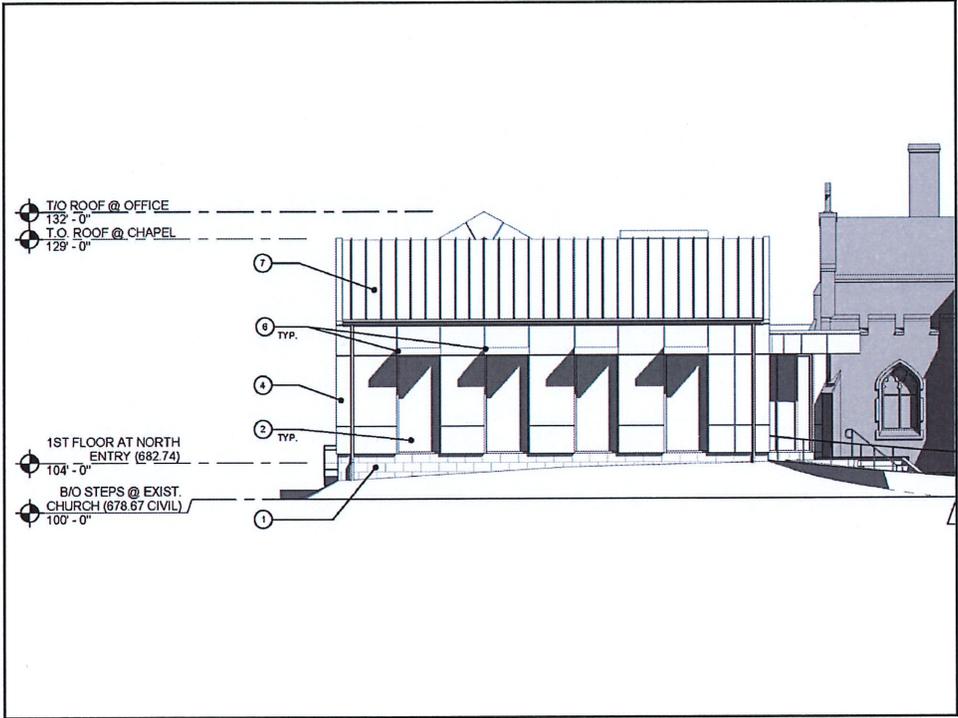


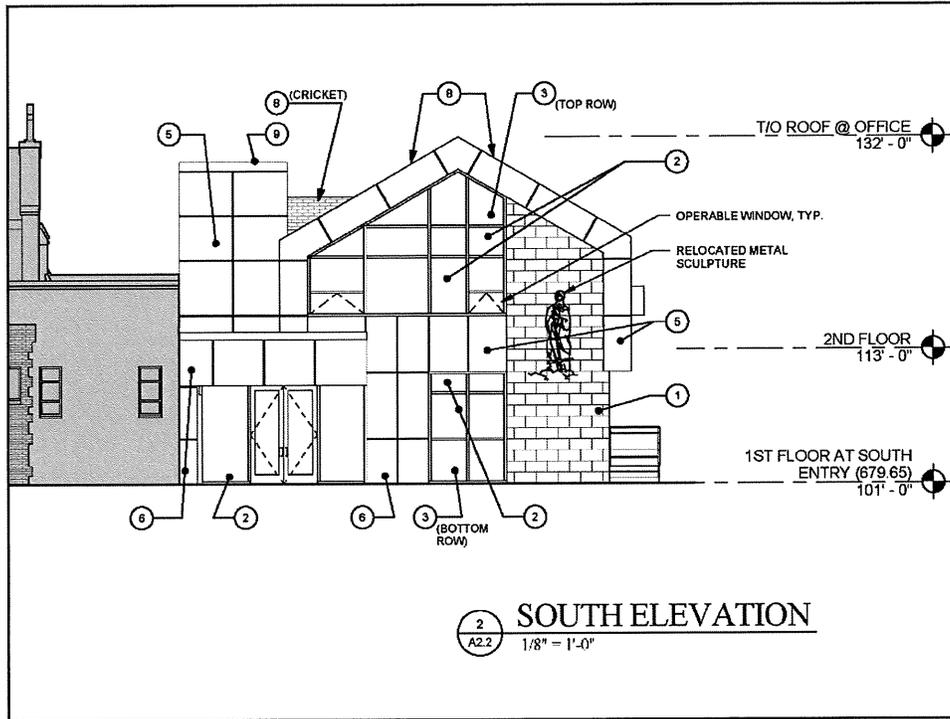
VIEW LOOKING NORTHEAST FROM PARKING LOT



VIEW LOOKING NORTHWEST FROM CLIFTON PLACE ALLEY



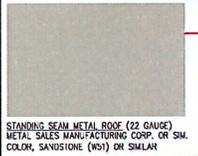
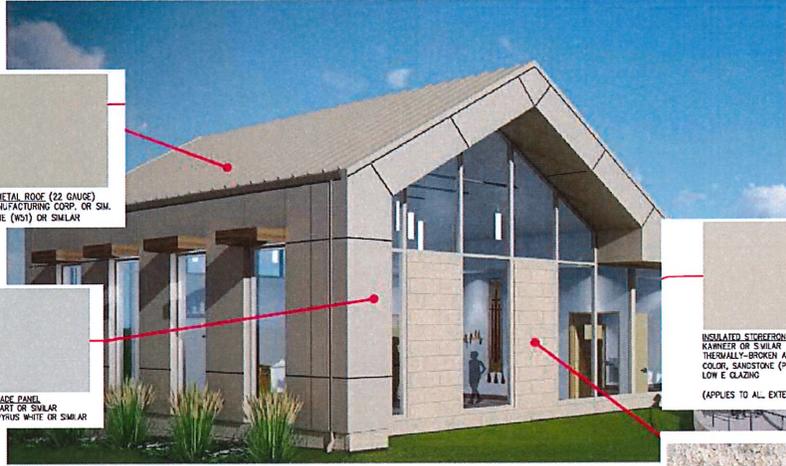




EXTERIOR MATERIALS SCHEDULE

NO.	ITEM / MATERIAL
①	12 x 24 DECRO-FACE CMU WALL BASE
②	INSULATED STOREFRONT ENTRY SYSTEM WITH THERMALLY-BROKEN ALUMINUM FRAMES & LOW-E GLAZING
③	SPANDREL GLASS
④	KRONOART ARCHITECTURAL FACADE PANEL OR SIMILAR, COLOR A
⑤	KRONOART ARCHITECTURAL FACADE PANEL OR SIMILAR, COLOR B
⑥	KRONOART ARCHITECTURAL FACADE PANEL OR SIMILAR, COLOR C
⑦	STANDING SEAM METAL ROOF
⑧	ASPHALT SHINGLE ROOF
⑨	TPO ROOFING SYSTEM

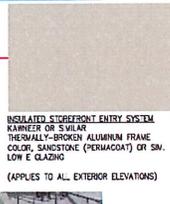
Materials - Chapel



STANDING SEAM METAL ROOF (22 GAUGE)
METAL SALES MANUFACTURING CORP. OR SIM.
COLOR, SANDSTONE (HS1) OR SIMILAR



ARCHITECTURAL FACADE PANEL
KRONOSPAN, KRONOART OR SIMILAR
COLOR A, 0577 PATRIUS WHITE OR SIMILAR



INSULATED STOREFRONT ENTRY SYSTEM
KAMNEER OR SIMILAR
THERMALLY-BROKEN ALUMINUM FRAME
COLOR, SANDSTONE (PERMACOAT) OR SIM.
LOW E GLAZING
(APPLIES TO ALL EXTERIOR ELEVATIONS)

VIEW LOOKING SOUTHEAST

SCALE: N/A



WALL BASE (12X24)
EP HENRY, DECRO-FACE CMU OR SIMILAR
COLOR, EARTH-TONE 4010B OR SIMILAR

Materials - Rear



ASPHALT SHINGLES ROOF
CERTANTEED, GRAND MANOR, OR SIMILAR
COLOR, STONEGATE GRAY OR SIMILAR



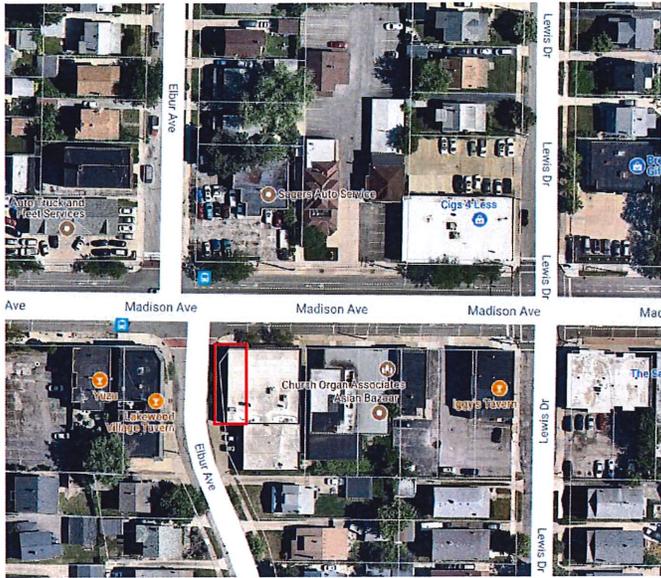
WALL BASE (12X24)
EP HENRY, DECRO-FACE CMU OR SIMILAR
COLOR, EARTH-TONE 4010B OR SIMILAR



ARCHITECTURAL FACADE PANEL
KRONOSPAN, KRONOART OR SIMILAR
COLOR C, 0455 GUARANIERI WAINUT OR SIM.
(EYEBROWS OF MULTI-PURPOSE CHAPEL)

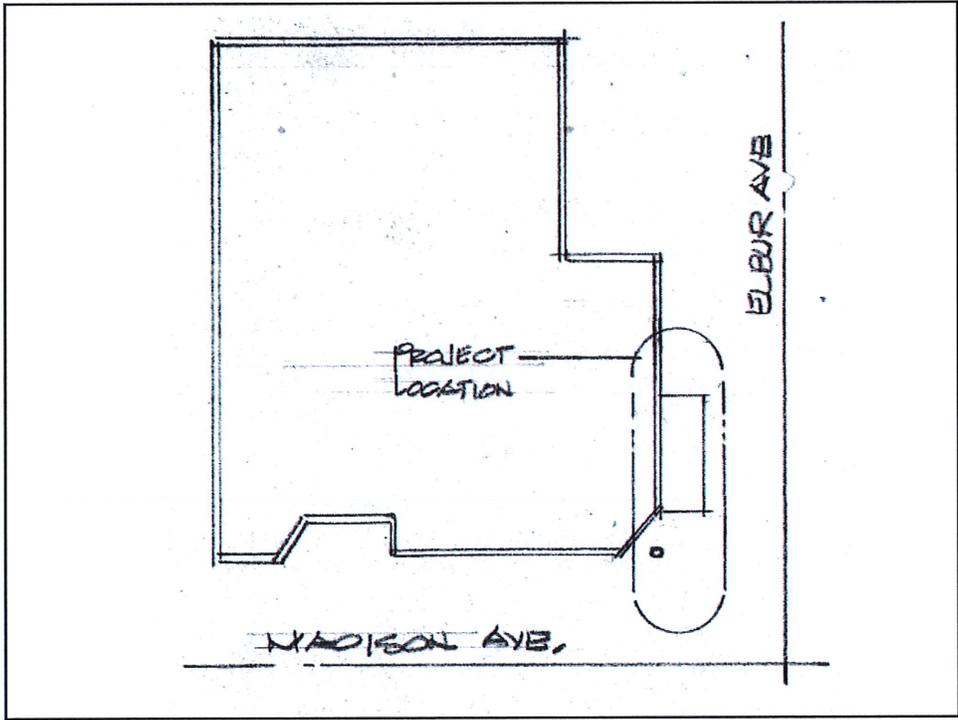


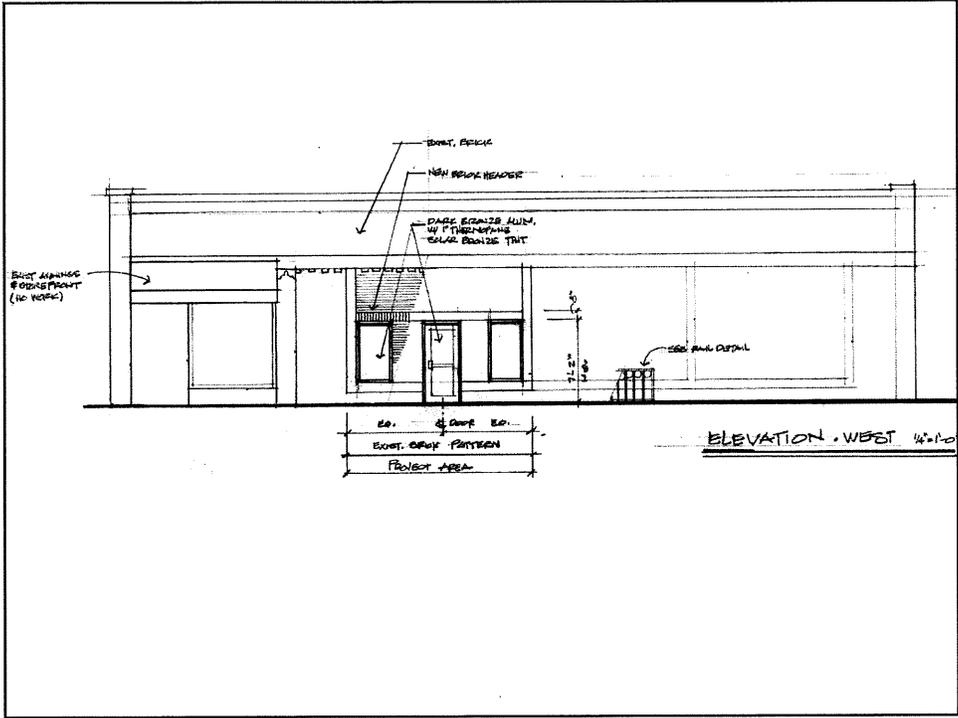
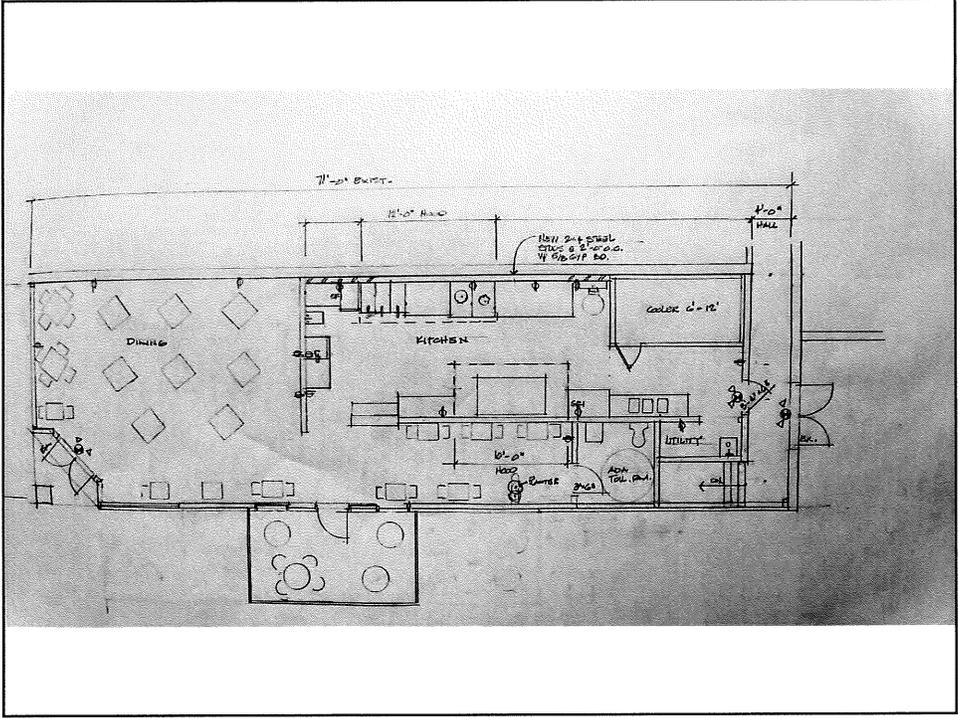
ARCHITECTURAL FACADE PANEL
KRONOSPAN, KRONOART OR SIMILAR
COLOR B, 0171 SLATE GREY OR SIMILAR



13427 Madison Avenue
EuroGyro





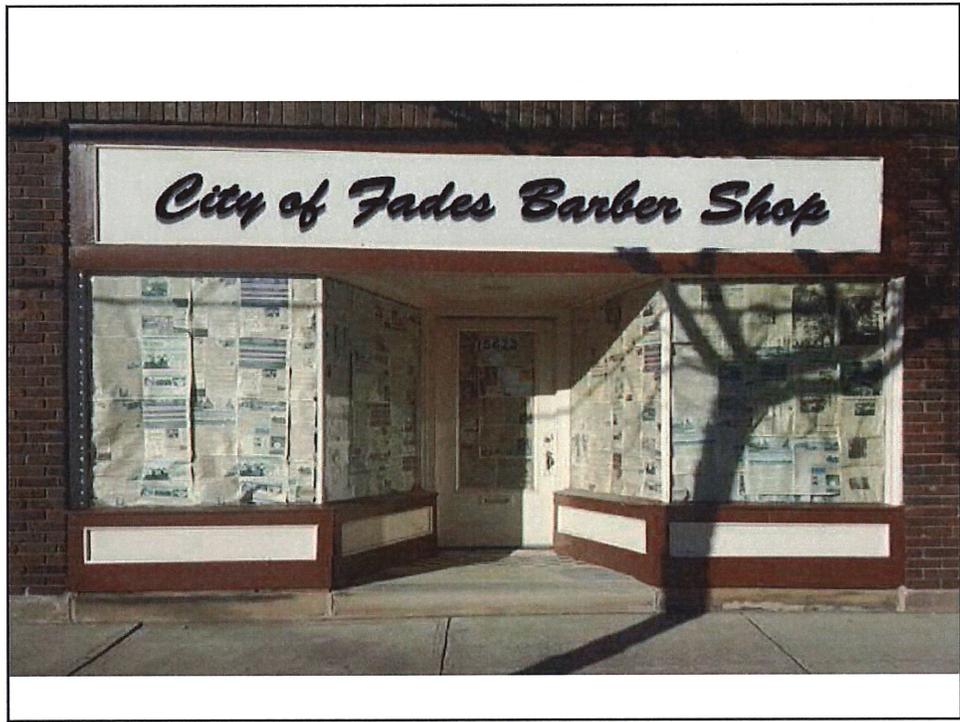
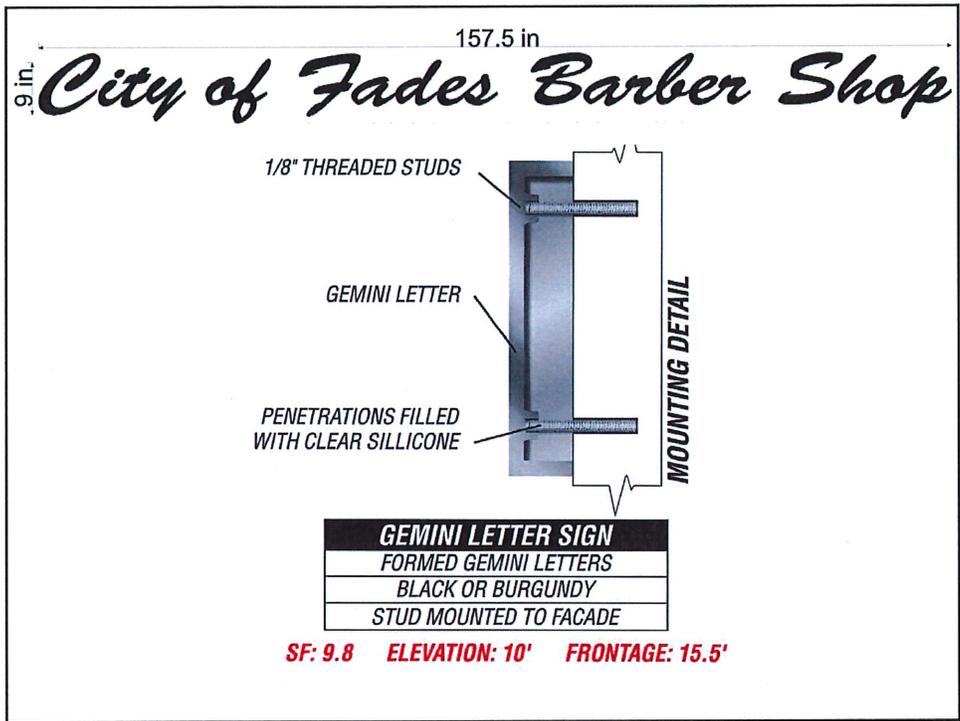


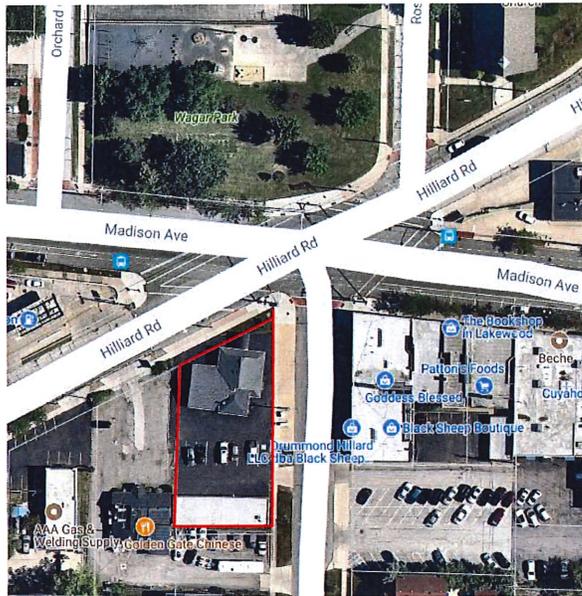




**15622 Madison Avenue
City of Fades**







**15901 Hilliard Road
Comfort Dental**



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BY DR. NIKI
216-226-3800



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The sign will be made from a poly-carbonate substrate sized at 48 inches by 96 inches with a translucent vinyl print on the face and a cut vinyl shape on the inside to give the sign a special effect during night time viewing.

Night Time Appearance

The back side of the sign will have block out vinyl applied to create a special effect similar to the one pictured above. The block out vinyl creates an area the inside lights cannot shine through.



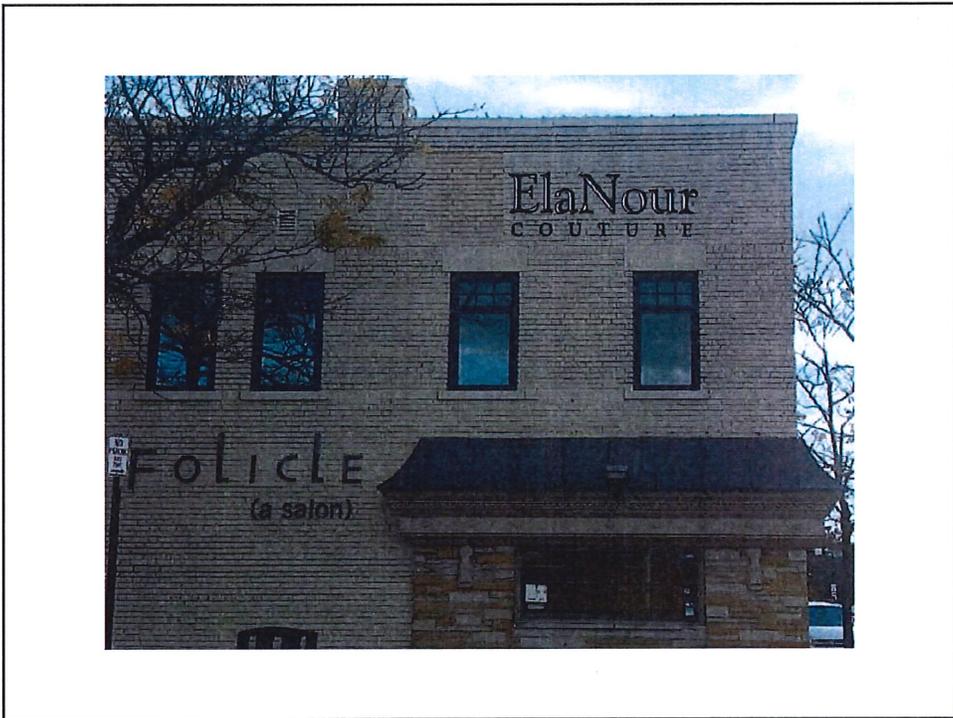
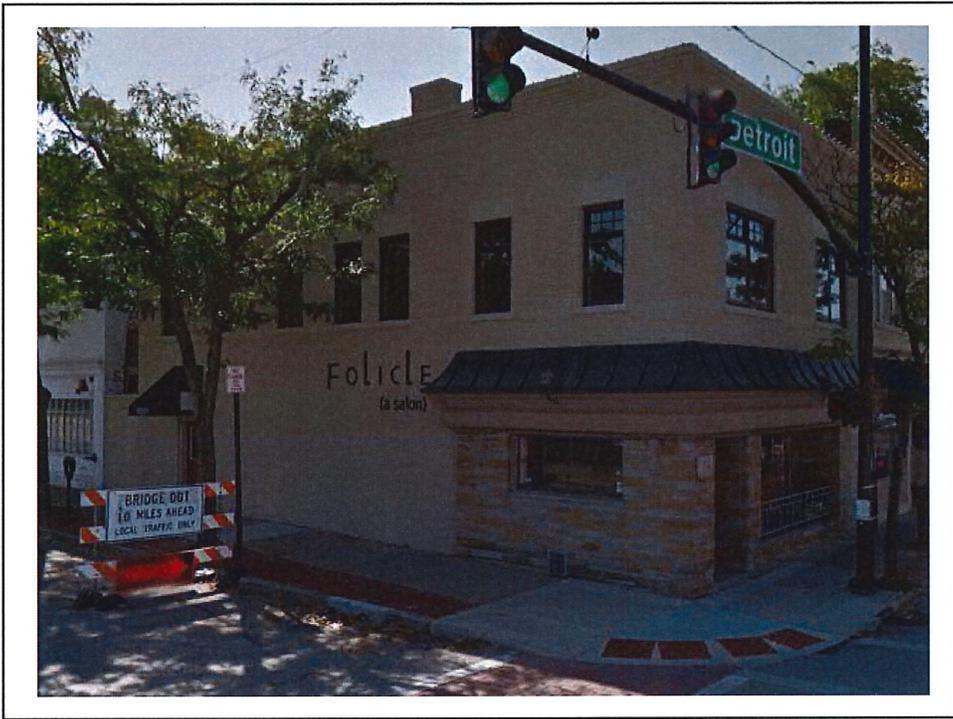
Day Time Appearance

The face of the sign will have a translucent print adhered to give the sign one appearance during the day.



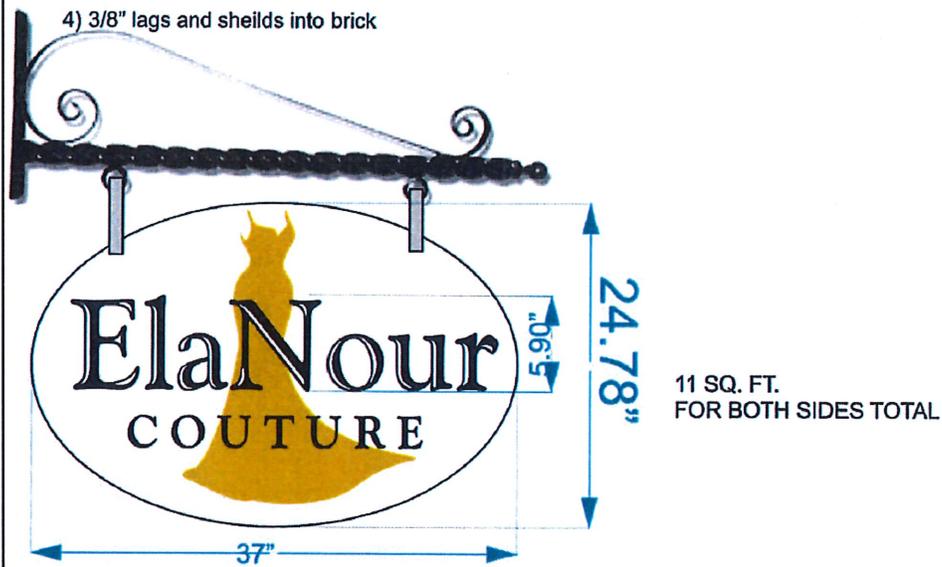
**18503 Detroit Avenue
ElaNour Couture**



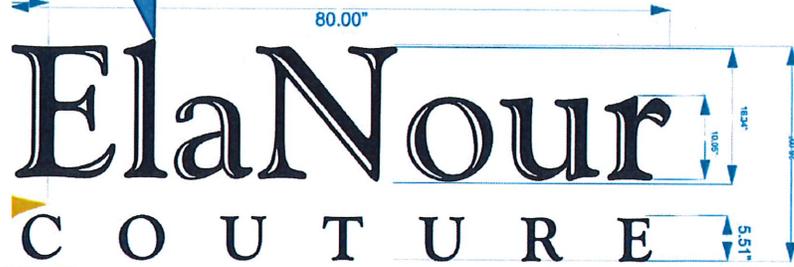




4) 3/8" lags and sheilds into brick



Lettering is solid black



22 SQ. FT TOTAL
PIN MOUNTED 1/2" THICK LETTERS